From: Hill, Shannon

To: <u>Downtown West Project</u>

Subject: FW: San Jose Water Company Building

Date: Wednesday, September 9, 2020 1:19:59 AM

Attachments: 2 Height Map & Site Plan Delmas-FEIR 2004.pdf

1 DelmasAveMixed-Use FEIR Devel Stds 2004.pdf

3 2004 Aprvd-Devel-Stds DelmasMixedUse PDC02-046 Plans.pdf

5 HP16-002 Plans 2016.pdf

4 SitePlan&-DevelStds 2016 PD15-061.pdf

6 HP16-002 excerpt 2016.pdf

DelmasMixed-UseFEIR Apx-H Historic 2004.pdf

From: Karl Heisler < KHeisler@esassoc.com> Sent: Wednesday, May 6, 2020 10:54 PM

To: Keyon, David <david.keyon@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>;

Arroyo, Juliet < Juliet. Arroyo@sanjoseca.gov>

Cc: bhaveshp@google.com; Anton Walker (antonwalker@google.com) <antonwalker@google.com>; Victoria Lehman@vlehman@google.com>; Hillary Gitelman <HGitelman@esassoc.com>; Linda S.

Peters <|speters@esassoc.com>; Becky Urbano <|BUrbano@esassoc.com>

Subject: San Jose Water Company Building

[External Email]

David, Shannon, and Juliet: With apologies for not providing this earlier, I wanted to get you all the attached Development Standards from the 2004 Delmas Mixed-Use Project, reapproved in 2016 as the Trammel Crow Company (TCC) project. I have been digging into this over the last several days to try to understand the source of the setbacks from the San Jose Water Company building that were approved by the City Council (twice). It appears that the original genesis for setbacks on the TCC project site was to avoid adversely affecting the Guadalupe River. Hence, the Development Standards (dated May 13, 2002; Attachment 1, page 5) included as an appendix to the FEIR focused on the setback from the river (and also included a setback from West Santa Clara Street to preserve views towards Downtown and a setback from West San Fernando Street, likely in deference to the Lakehouse Historic District to the south). Attachment 2 includes the height map and site plan from the 2004 FEIR.

However, by the time the Final EIR was published in 2004, it is clear that the plans and Development Standards had been revised (see Attachment 3). On page 2 of Attachment 3, Section 4.0, 4.0 Treatment of Existing San Jose Water Company Building, under D. Other Project Process or Design Standards, explicitly sets forth the setbacks from the SJWC building that were approved in 2004 and again in 2016. Page 3 of Attachment 3 shows a circular notch to provide for a setback at a fixed radius from the SJWC building; note that this does not appear in the EIR plans in Attachment 2. The circular notch became somewhat more pronounced in the 2016 approvals (see Attachments 4, 5, and 6), but the Development Standards narrative appears to be the same (compare Attachments 3

and 4), with three distinct setback zones from the SJWC building at 40 feet, 55 feet, and 100 feet.

Both the Historic Evaluation Report (EIR Appendix H, revised March 2003; also attached) and the 2004 EIR referred to the three setback zones from the SJWC building—with permitted heights of zero, 45 feet, and 70 feet (although the third setback zone allowed for some intrusion of taller buildings). Because there were no text changes in the Final EIR related to the setbacks, it appears clear that these setbacks from the SJWC building were already part of the project when the DEIR was published in June 2003.

I don't think the foregoing necessarily explains the WHY behind the approved setbacks from the SJWC building, but I do hope it sheds some light on the WHAT.

Please let me know if you have question.

Karl F. Heisler

Senior Technical Associate

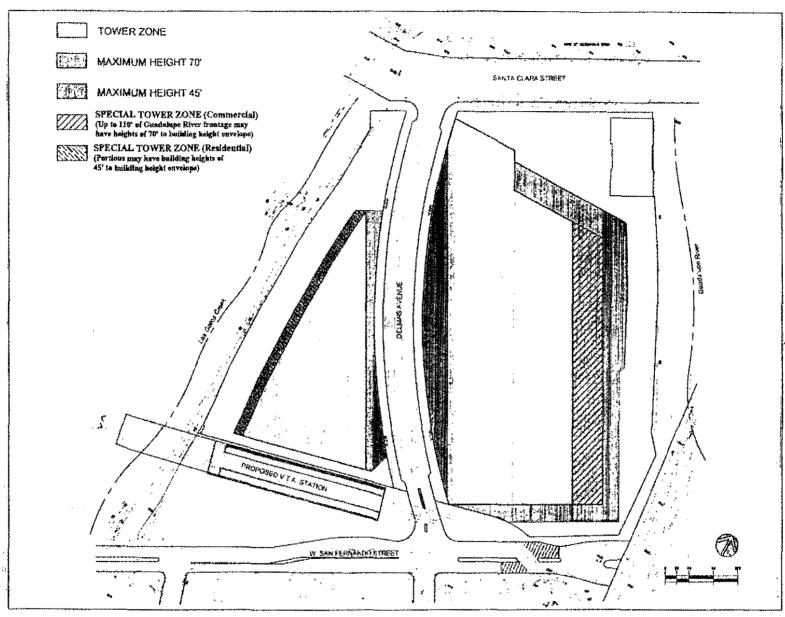
ESA | Environmental Science Associates
Celebrating 50 Years of Work that Matters!!

Note that I am working remotely - call or text my mobile at (415) 377-5303.

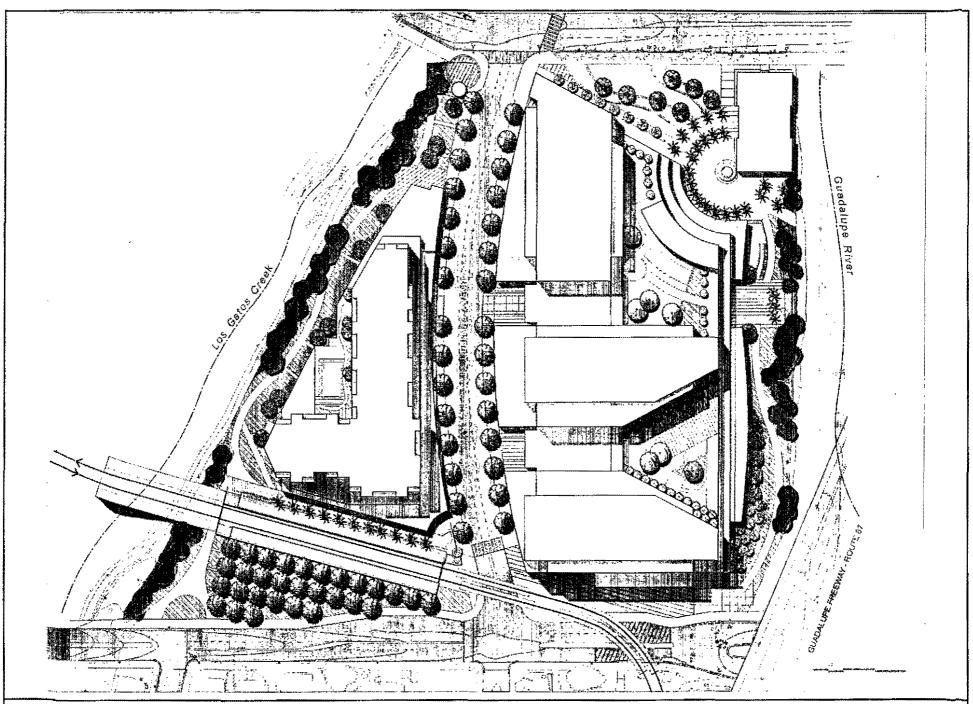
550 Kearny Street, Suite 800 San Francisco, CA 94108-2512 phn 415.896.5900 | fax 415.896.0332 kheisler@esassoc.com | esassoc.com

Follow us on LinkedIn | Facebook | Twitter | Instagram | Vimeo

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



. Maximum Height Diagram (Conforms to building envelope of 218' to 264' above grade)



CONCEPTUAL SITE PLAN
FIGURE 7
(Illustrative example with respect to building massing, location and configuration, open space configuration and pedestrian circulation.)

APPENDIX B

Proposed Land Use Development Standards

(Proposed by Applicant, to be reviewed and considered by City Council)

Final Integrated Environmental Impact Report

SJW Land Company Planned Development Rezoning SCH# 2002062017

Volume II of IV: EIR Appendices

Prepared by The City of San Jose April 2004

Development and Performance Standards

The PD zoning (defined as the "project") allows a mixed-use commercial and residential development located in the greater downtown area of San Jose. It further allows the phased development of up to 1.025 million square feet of commercial and retail uses east of Delmas Avenue on Site A, and up to 325 residential units and up to 15,000 square feet of commercial and retail uses west of Delmas Avenue on Site B, subject to the guidelines ("Guidelines") which consist of Sections A and B below. The historic San Jose Water Company headquarters building is located in the northeast corner of the site. The main rectangular building (approx. 15,900 SF) fronting Santa Clara Street will remain, and will have commercial and/or retail uses subject to market demand. All other buildings will be removed. While maintaining the existing intersections at Santa Clara and San Fernando Streets, a slight bend of Delmas Avenue to the west is planned to orient pedestrian and vehicle traffic to the adjacent waterways and create a visual link between the park to the north and proposed station to the south. Parking for the commercial space east of Delmas Avenue will be provided in structured garages with up to two levels below-grade and up to five levels above-grade. Parking for the residential space west of Delmas Avenue will also be provided in structured garages with up to one level below grade and up to five levels above-grade. Along Los Gatos Creek and the Guadalupe River, all new building structures will have minimum 50' landscaped setback areas which will include pedestrian trails (up to 12 feet wide) and seating areas.

A. SITE A - EAST OF DELMAS

1.0 CONTEXT

Site A is located along the eastern side of Delmas Avenue and is designated as the commercial zone within this development. Uses generally include "Commercial" (as defined in Section A.2.1.1 below) and the potential for first and second level "Retail" (as defined in Section A.2.1.2 below) development. The site is bounded by Santa Clara Street to the north, Delmas Avenue to the west, the Guadalupe River corridor to the east and San Fernando Street to the south. The proposed VTA rail line runs across the southwestern corner of the site. The site includes the existing San Jose Water Company Building.

2.0 LAND USE

- 2.1. Allowable uses on Site A include the following:
 - 2.1.1. All uses either categorized under the headings of, or listed individually as, Education and Training, Private Club or Lodge, Health Club, Gymnasium, Offices and Financial Services, Public, Quasi-Public and Assembly Uses, Recycling Uses, Transportation and Utilities.

Transportation and Communication, and Electric Power Generation [collectively "Commercial"] in either Table 20-90 for Zoning District CN or Table 20-140 for Zoning District DC of the San Jose Municipal Code (as such tables are in effect on the date of PD Zoning approval for this project). Such uses shall be Permitted, Conditional, Special or Administrative, as indicated in those tables and subject to the rules set forth in San Jose Municipal Code Sections 20.40.100 and 20.70.100 (as in effect on the date of PD Zoning approval for this project) except as follows:

- (a) In the event of a conflict between Table 20-90 and Table 20-140, the project shall be subject to the more permissive of the regulations.
- (b) The following uses which are listed in Tables 20-90 and Table 20-140 shall all be "P" (Permitted Uses), notwithstanding the designation given to, or the prohibition of, these uses in these tables: all uses listed under Education and Training; Health Club, gymnasium; Swim and Tennis Club: Private clubs and lodges; Museums, libraries, community centers (Privately operated); Television, radio studios without antenna/dishes: Auditoriums: Short-term parking lot for uses or events other than on-site: Wireless communication antenna; Stand-by/Back-up Facilities that do not exceed noise or air standards.
- 2.1.2. All uses either categorized under the headings of, or listed individually as, General Retail, Education and Training, Entertainment and Recreation Related, Food Services, Health and Veterinary Services, General Services, Public, Quasi-Public and Assembly Uses, Recycling Uses, Transportation and Utilities, Transportation and Communication, Vehicle Related Uses (collectively "Retail") in either Table 20-90 for Zoning District CN or Table 20-140 for Zoning District DC (as in effect on the date of PD Zoning approval for this project). Such uses shall be Permitted, Conditional, Special or Administrative, as indicated in those tables and subject to the rules set forth in San Jose Municipal Code Sections 20.40.100 and

20.70.100 (as in effect on the date of PD Zoning approval for the project), except as follows:

- (a) In the event of a conflict between Table 20-90 and Table 20-140, the project shall be subject to the more permissive of the regulations.
- (b) The following uses which are listed in Tables 20-90 and Table 20-140 shall all be "P" (Permitted Uses), notwithstanding the designation given to, or the prohibition of, these uses in these tables: Alcohol/off-site sales: Outdoor vending; all uses listed under Education and Training; Health club. gymnasium; Swim and tennis club: Drinking establishments: Private clubs and lodges; Museums, libraries, community centers (Privately operated); Television. radio studios without antenna/dishes: Auditoriums: Short-term parking lot for uses or events other than on-site: Wireless communication antenna; Stand-by/Back-up Facilities that do not exceed noise or air standards.
- 2.1.3. Parking within an above-grade podium and below-grade parking structures.

3.0 PHYSICAL DEVELOPMENT STANDARDS

- 3.1. Development Size and Density
 - 3.1.1. There shall be a maximum total of 1,025,000 square feet (including space in the existing San Jose Water company Building) of Commercial and Retail space, of which (if 1,025,000 square feet of Commercial and Retail space is constructed) there shall be a minimum of 975,000 square feet and up to a maximum of 1,020,000 square feet of Commercial uses and a minimum of 5,000 square feet and up to a maximum of 50,000 square feet of Retail uses. Some uses qualify as both Commercial and Retail (as defined in these Guidelines) and may be permitted within either of the space limitations for Commercial or Retail. If 1,025,000 square feet is constructed, a minimum of 40.000 square feet shall be "Activity Generating"

Space" defined to mean space devoted to either __Commercial or Retail uses which is located on the first one or two levels, incorporates clear or lightly tinted glass to provide transparency between interior and exterior activity, and is accessible from individual entrances directly from perimeter ground level. Any restaurant not located in the San Jose Water Company Building, but which is located on the Guadalupe River side of the project, shall front on or be within 150 feet of the Santa Clara Setback — Site A (which setback is shown on Sheet 2a-1) in order to have emergency vehicle access.

3.1.2. All new Commercial and Retail development shall be located above or at the exterior edge (either within the structure or opened to the structure) of structured and below-grade parking, with the exception of the existing 15,900 square foot portion of the San Jose Water Company Building.

3.2. Height

- 3.2.1. Podium Maximum height of the above-grade parking podium shall not exceed five levels (which shall not exceed 70 feet) except as set forth in Sections A.3.2.2 and A.3.2.3 of these Guidelines.
- 3.2.2. The structure adjacent to the Guadalupe River shall not exceed 45 feet in height along the Primary Setback Zone (refer to sheet 2d). For additional stepback requirements, see Section A.3.3.2 of these Guidelines.
- 3.2.3. The structure along Delmas Avenue shall not exceed 45 feet in height except within 200 feet of the corners of Santa Clara and San Fernando Streets, where the height limit shall be the height envelope described in Section A.3.2.4 of these Guidelines (refer to sheet 2d).
- 3.2.4. Towers The maximum height of towers including parapets, architectural elements and mechanical equipment enclosures, shall not exceed a vertical envelope of 218 feet above-grade beginning at the property north boundary along Santa Clara Street and rising to 268 feet above-grade at the property south boundary along San Fernando Street (refer to building envelope section sheet 2d).

- It is desirable that the heights of the towers vary across the site.
- (b) For stepback requirements, see Section A.3.3.2, a, b and c of these Guidelines.
- 3.3. Perimeter Setbacks and Stepbacks The objective of the setbacks and stepbacks is to create a strong urban edge along Delmas Avenue and San Fernando Street, to create a view corridor along Santa Clara Street to the Guadalupe River, to provide an accessible and visible plaza area next to the existing San Jose Water Company Building, and to minimize the impacts to the Guadalupe River while providing access to the creek trail system. Refer to the Land Use Plan Sheet 2a-1.
 - 3.3.1. Delmas setback: In order to create a strong urban edge, the structure adjacent to Delmas Avenue shall have a zero foot setback from the right-of-way and there shall be a minimum 15 foot sidewalk within the right-of-way from the back of curb to front of structure (refer to sheet 2f). The tower setbacks (above the podium) along Delmas Avenue may vary (refer to sheet 2d). See Section A.3.2.3 of these Guidelines. It is desirable that the orientation of the towers conforms to the downtown city grid.
 - 3.3.2. GUADALUPE RIVER SETBACK AND STEPBACKS: The project shall have a Primary Setback Zone of 50 feet measured from the top of bank, in which no permanent buildings other than landscape structures shall be built (refer to sheet 2d). To further enhance the Guadalupe River edge, a series of building height stepbacks shall be created along the Guadalupe River which shall limit the height of the structures that may be built within various zones, as follows (refer to sheet 2d):
 - (a) Any portion of the structure within the zone that is between 50 and 80 feet measured from top of bank shall not exceed a height of 45 feet.
 - (b) Any portion of the structure within the zone that is between 80 and 120 feet measured from the top of the bank shall not exceed 70 feet with the following exception: portions of the structures which are higher than 70 feet (and may have heights up to

the building height envelope) may encroach in this zone provided that the portion of the structure that encroaches is limited to no more than 110 feet of building edge facing the Guadalupe River.

- (c) Beyond 120 feet measured from the top of the bank, the height of the towers shall conform to the building envelope requirements set forth in Section A.3.2.4 of these Guidelines.
- 3.3.3. SANTA CLARA SETBACK SITE A: Structures are set back behind the open space zone shown as Santa Clara Setback Site A on the Land Use Plan, sheet 2a-1.
- 3.3.4. PROPOSED VTA SETBACK: Zero setbacks along the VTA property line are permitted to create building facades that are parallel to San Fernando Street.
- 3.3.5. SAN FERNANDO SETBACK: Structures shall be set back a minimum of 20 feet from the back of right-of-way along San Fernando Street, as such right-of-way is shown on sheet 2a-1.

4.0 OFF-STREET PARKING AND LOADING STANDARDS

- 4.1. Parking shall be provided in structured garages with up to two levels of below-grade and up to five levels above-grade. The following parking requirements shall be used to determine minimum standards for off-street parking:
 - 4.1.1. At the property owner's election, up to 10 % of required parking may be valet. A minimum of 90% of required parking shall be provided in dedicated stalls.
 - 4.1.2. Parking shall be provided within a range of 2.25 to 3.00 spaces for every 1000 gross square feet of Commercial and Retail space (the number within the range to be at the property owner's sole discretion, depending on market demand).
 - 4.1.3. Access to and egress from the parking shall be from Delmas Avenue and San Fernando Street.
 - 4.1.4. The property owner may elect to reduce further the parking ratio from the ratio selected by the owner

under Section A.4.1.2 of these Guidelines, in accordance with the ten percent reduction permitted by City of San Jose Municipal Code Section 20-90-220.A (as in effect on the date of PD Zoning approval for the project) based on proximity to the proposed LRT station, including reducing a ratio of 2.25/1000 by ten percent.

- 4.2. All truck loading and unloading areas shall be consistent with the City of San Jose Municipal Code Sections 20.90.700 – 20.90.780 Downtown Off-Street Loading Requirements (as in effect on the date of PD Zoning approval for the project).
- 4.3. A curb adjacent loading zone shall be provided for a maximum of 25% of the Delmas Avenue frontage.

5.0 LANDSCAPE AND OPEN SPACE GUIDELINES

- 5.1. It is intended that the landscape design for the Santa Clara Setback Site A should complement and create a design consistency with the existing Guadalupe River Park and Gardens (Confluence East) to the north of Santa Clara Street.
- 5.2. The Primary Setback Zone on the Guadalupe River shall be designed for public access and may include landscaping, pedestrian trails, and seating and picnic areas. Landscaping within this setback should include appropriate plant materials consistent with the recommendations of that certain biological report prepared by H.T. Harvey & Associates and dated April 29, 2002.
- 5.3. Trees shall be planted along Delmas Avenue at a typical spacing of twenty-five feet on-center.
- 5.4. Palm trees planted along Santa Clara Street should remain.

6.0 URBAN FORM GUIDELINES

- 6.1. It is desirable that the design for the site recognizes the Guadalupe River frontage as an important element.
- 6.2. The Santa Clara Setback Site A opens up views of the river from the street and is intended to create a new open space highlighting the existing San Jose Water Company Building and serve as a visual gateway to the Downtown core.

- 6.3. Building heights and setbacks should be varied along the Guadalupe River to create spaces that provide opportunities to create a variety of "river edge typologies" and the development of passive and active activity zones.
- 6.4. It is desirable to locate a building at the corner of Santa Clara Street and Delmas Avenue that reflects the strategic importance of this location and creates a visual gateway to the Downtown core.
- 6.5. The creation of a system of promenades, paseos and trails is desirable to create strong linkages throughout the site and to adjacent areas. This should be encouraged as follows:
 - 6.5.1. Public access to walkway/trails within open spaces along Santa Clara Street and the Guadalupe River.
 - 6.5.2. An at-grade linkage through ground-floor building is desirable in order to create a mid-block connection between Delmas Avenue and the Guadalupe River.
 - 6.5.3. It is desirable that the streetscape along Delmas Avenue and San Fernando Street be developed to create an enhanced pedestrian experience.
- 7.0 ARCHITECTURAL GUIDELINES BUILDING TOWER AND GROUND LEVEL ORIENTATION
 - 7.1. Lower level podiums should be designed to orient to the Delmas Avenue re-alignment.
 - 7.2. The primary entrances to the tower lobbies shall be located along Delmas Avenue, San Fernando Street or Santa Clara Street.
 - 7.3. Active ground level uses should be enhanced within Site A as follows:
 - 7.3.1. Along Delmas Avenue, Santa Clara Street and San Fernando Street frontages, ground level uses should include transparent storefront treatments with architectural elements that promote an enhanced pedestrian experience. These elements should be architecturally integrated within the overall building design.

- 7.3.2. Along the frontage to the Guadalupe River, the Primary Setback Zone should be designed to promote a variety of passive and active uses.
- 7.4. Up to four towers shall be allowed in Site A.
- 7.5. Bridging between towers is allowed.
- 8.0 ARCHITECTURAL GUIDELINES BUILDING DESIGN AND MATERIALS
 - 8.1. Buildings should be designed with four attractive facades.
 - 8.2. Building design should recognize the distinctive and varied character of the site.
 - 8.2.1. Development of horizontal and vertical elements is encouraged to create a varied and interesting pedestrian experience.
 - 8.2.2. Buildings along the Guadalupe River should avoid homogeneous and unrelieved facades.
 - 8.2.3. Building design should be encouraged to have an architecturally interesting skyline.
 - 8.3. The building design as viewed from the ground level along the Guadalupe River, Delmas Avenue, San Fernando Street and Santa Clara Street should help to enliven and enhance the pedestrian experience. This may be accomplished in a variety of ways including the following:
 - 8.3.1. The design and placement of entrances, windows and storefronts in a manner that invites and engages pedestrian interaction with interior uses.
 - 8.3.2. Development of "green walls" by incorporating vine pockets or "green screens" into the architectural design.
 - 8.3.3. Incorporating features of function and visual interest such as seating and trellises.
 - 8.4. Buildings should include articulation and variation of street level, podium base, and towers.
 - 8.4.1. The use of clear or lightly tinted glass at street level should be encouraged.

- 8.4.2. Extreme contrast in materials, colors, and other characteristics that would cause a building to excessively stand out contextually should be discouraged.
- 8.4.3. Low-reflective cladding and windows shall be used so as to minimize solar reflections onto the river.
- 8.5. Specific floor plans and architectural elevations shall be provided as part of the Planned Development Permit process.

B. SITE B - WEST OF DELMAS

1.0 CONTEXT

Site B is located along the western side of Delmas Avenue and is designated as the residential zone within this development. Uses include residential development and the potential for ground level Retail and Commercial development. The site is bounded by Santa Clara Street to the north, Delmas Avenue to the east, the Los Gatos Creek corridor to the west and San Fernando Street to the south. The proposed VTA site runs across the southern boundary of the site.

2.0 LAND USE

- 2.1. Allowable Uses on Site B include the following:
 - 2.1.1. All uses categorized under the headings of Residential Uses, Residential Accessory Uses and Improvements, Transportation and Utilities Uses and Electrical Power Generating Uses in San Jose Municipal Code Table 20-50 for Zoning District R-M (as in effect on the date of PD Zoning approval for the project). Such uses shall be Permitted, Conditional, or Special, as indicated in that table and subject to the rules set forth in San Jose Municipal Code Section 20.30.100 (as in effect on the date of PD Zoning approval for the project).
 - 2.1.2. At-grade (first floor) Retail or at-grade or second-floor Commercial uses (as defined in Sections A.2.1.1 and A.2.1.2 of these Guidelines.)
 - 2.1.3. Parking within an above-grade podium and belowgrade parking structures.

2.1.4. Allowable uses for creek side ground-accessed residential include any use categorized as Residential use or Residential Accessory Use and Improvement in San Jose Municipal Code Table 20-50 for Zoning district R-M (as in effect on the date of PD Zoning approval for the project).

3.0 Physical Development Standards

- 3.1. Development Size and Density
 - 3.1.1. Up to 325 residential units shall be allowed.
 - 3.1.2. There shall be a minimum of 5,000 square feet and a maximum of 15,000 square feet of at-grade Commercial and Retail space.

3.2. Height

- 3.2.1. Podium Maximum height of the above- grade parking podium shall not exceed five levels (which shall not exceed 70 feet) (refer to sheet 2d), except as set forth in Sections B.3.2.3 and B.3.2.4 of these Guidelines.
- 3.2.2. Towers The maximum height of the residential tower(s) including parapets, architectural elements and mechanical equipment enclosures, shall not exceed a vertical envelope of 218 feet above-grade beginning at the property north boundary along Santa Clara Street and rising to 268 feet above-grade at the property south boundary along West San Fernando Street (refer to sheet 2d). For additional stepback requirements, see Section B.3.3.4 of these Guidelines.)
- 3.2.3. The structure adjacent to Los Gatos Creek shall not exceed 45 feet in height along the Primary Setback Zone (refer to sheet 2d), except in accordance with Section B.3.3.4 of these Guidelines.
- 3.2.4. The structure along Delmas Avenue shall not exceed 45 feet in height.
- 3.3. Perimeter Setbacks and Stepbacks—The objective of the setbacks is to create a strong urban edge along Delmas Avenue, maintain the view corridor along Santa Clara Street, provide an accessible and visible plaza area next to the proposed VTA site

and minimize the impacts to Los Gatos Creek, while providing access to the creek trail system. Refer to sheets 2a-1 and 2d.

- 3.3.1. DELMAS SETBACK AND STEPBACK: In order to create a strong urban edge, the structure adjacent to Delmas shall have a zero foot setback from the right of way and there shall be a minimum 15 foot sidewalk within the right-of-way from the back of curb to front of structure (refer to sheet 2f). The tower stepbacks (above the podium) along Delmas Avenue shall be a minimum of 15 feet.
- 3.3.2. SANTA CLARA SETBACK SIDE B: The structure shall have a minimum setback from the Santa Clara right-of-way of 160 feet (refer to the Santa Clara Setback Site B on sheet 2d.)
- 3.3.3. TRANSIT SETBACK: The structure shall have a minimum setback of 15 feet from the proposed VTA Site together with an additional setback area within a 45 foot radius originating from the point of intersection of the Delmas Avenue Setback and this 15 foot setback. This combined setback area is referred to as the "Transit Setback" on sheet 2d.
- 3.3.4. Los Gatos CREEK: The project shall have a Primary Setback Zone of 50 feet measured from the top of bank in which no permanent buildings other than landscape structures shall be located (refer to sheet 2d). To further enhance the Los Gatos Creek edge, a stepback zone ("Special Tower Zone (Residential)") shall be created which limits the amount of structure that may be built within the zone that is between 50 and 70 feet measured from the top of bank. Within the Special Tower Zone (Residential), no structure shall exceed a height of 45 feet with the following exception: portions of the building which are greater than 45 feet in height may encroach within this zone. provided that the portion of the structure within this zone which reaches 70 feet in height shall not exceed 50% of the area of this zone and the portion of the structure which reaches the building envelope height shall not exceed 35% of the area of this zone. (The area that reaches the building envelope height is included in the area that reaches 70 feet.) Refer to sheet 2d. Beyond 70 feet measured from the top of bank, the height of the towers shall conform to the

building height envelope requirements set forth in Section B.3.2.2 of these Guidelines.

4.0 OFF-STREET PARKING AND LOADING STANDARDS

- 4.1. Parking shall be provided in structured garages with up to one level of below-grade parking and up to five levels of above-grade structured parking. The following parking requirements shall be used to determine minimum standards for off-street parking:
 - 4.1.1. The number of spaces provided shall be per Section 20.90.060, Table 20-210 of the City of San Jose Municipal Code (as in effect on the date of the PD Zoning Approval of the project.)
 - 4.1.2. Commercial or Retail uses shall not be required to provide any off-street parking.
 - 4.1.3. Off-street parking spaces shall meet the size requirements per Section 20.90.100; Table 20-220 of the City of San Jose Municipal Code (as in effect on the date of PD Zoning approval of the project) with the following exception: a minimum 24 foot wide two-way drive aisle shall be permitted for 90 degree parking within a structured garage.
 - 4.1.4. Access to and egress from the parking shall be from Delmas Avenue.
- 4.2. No off-street loading spaces shall be required for Site B. A curb adjacent loading zone shall be provided for a maximum of 25% of the Delmas Avenue frontage.
- 4.3. No on-grade outdoor storage shall be permitted.

5.0 LANDSCAPE AND OPEN SPACE GUIDELINES

- 5.1. The Primary Setback Zone on Los Gatos Creek shall be designed for public access and may include landscaping, pedestrian trails, and seating and picnic areas.
 - 5.1.1. Development shall be set back from the Santa Clara Setback Site B to open up the natural creek edge to the public and provide a linkage from the Guadalupe River Park to the site. Refer to sheet 2a-1.

- 5.1.2. Development of additional plazas/gathering places along Los Gatos Creek shall be encouraged.
- 5.2. Landscaping along the Los Gatos Creek frontage should include appropriate plant materials consistent with the recommendations of that certain biological report prepared by H.T. Harvey & Associates and dated April 29, 2002.
- 5.3. It is intended that planting within the Santa Clara Setback Site B should reflect and integrate with both the natural riparian landscape and the existing Guadalupe River Park and Gardens (Confluence East) to the north of Santa Clara Street.
- 5.4. Trees shall be planted along Delmas Avenue at a typical spacing of twenty-five feet on center.
- 5.5. Palm trees planted along Santa Clara Street should remain.

6.0 URBAN FORM GUIDELINES

- 6.1. The creation of a system of promenades, paseos and trails is desirable to create strong linkages throughout the site and to adjacent areas. This should be encouraged as follows:
 - 6.1.1. Developed streetscape along Delmas Avenue and the proposed VTA station.
 - 6.1.2. Public walkway/trails within open spaces along Santa Clara Street and Los Gatos Creek linking the proposed VTA site to the Arena.
 - 6.1.3. Development of a pedestrian plaza between the proposed VTA site and the residential building.

7.0 ARCHITECTURAL GUIDELINES – BUILDING TOWER AND GROUND LEVEL ORIENTATION

- 7.1. Ground floor podium frontage shall provide entrances along Delmas Avenue.
- 7.2. Access to residential towers shall be encouraged along the Delmas frontage and/or from the plaza at the VTA Station.
- 7.3. Access to individual townhouse units shall be located along the Los Gatos Creek frontage and portions of Delmas Avenue.
- 7.4. Up to two residential towers may be located above the podium.

- 7.5. It is desired that townhouses or other residential product should be located at the exterior edge of the above-grade parking facing the Los Gatos Creek Primary Setback Zone for a minimum of two levels above the adjacent grade. First floor units along Los Gatos Creek should have individual entries or stoops with direct access to the sidewalk and may have an entrance from the garage as well. Also see Section B.8.3.1 of these Guidelines.
- 8.0 ARCHITECTURAL GUIDELINES BUILDING DESIGN AND MATERIALS
 - 8.1. Buildings should include articulation and variation at street level, podium base, and towers.
 - 8.1.1. The use of clear or lightly tinted glass at street level should be encouraged
 - 8.1.2. Extreme contrast in materials, colors, and other characteristics that will cause a building to excessively stand out contextually should be discouraged.
 - 8.1.3. Low-reflective cladding and windows shall be used so as to minimize solar reflections onto Los Gatos Creek.
 - 8.2. It is intended that the residential building(s) on Site B should have its own identity when compared to the commercial Site A, but remain thematically consistent.
 - 8.2.1. Building facades should be articulated both vertically and horizontally.
 - 8.2.2. Building facades should reflect residential character while maintaining a balanced and harmonious composition.
 - 8.2.3. Balcony treatments should reinforce the composition of the building skin.
 - 8.2.4. Building design should be encouraged to have an architecturally interesting skyline.
 - 8.3. The edge treatment of the above-grade parking should be accomplished in such a way as to enliven the adjacent pedestrian experience and screen open sides from public view.
 - 8.3.1. At the Los Gatos Creek edge, garage levels that are not screened by residential uses shall be screened with landscape or architectural materials.

- 8.3.2. At the proposed VTA site and Delmas Avenue edge, Retail and Commercial space should occur at the street level. Garage levels that are not screened by residential uses shall be screened with landscape or architectural materials.
- 8.4. Specific floor plans and architectural elevations shall be provided as a part of the Planned Development Permit process.

C. PUBLIC OFF-SITE IMPROVEMENTS

- 1.0 Re-Aligned Delmas Street
 - 1.1. Delmas Street shall be realigned with a slight bow to the west.

 The intersections at Santa Clara and San Fernando Streets shall remain in their existing locations.
 - 1.2. The re-alignment of Delmas Street creates a strong visual connection from the new transit plaza, adjacent to the new VTA station, north across the intersection of Santa Clara and Delmas Streets and into the park terminating at the confluence of the two waterways that surround this site, Los Gatos Creek and the Guadalupe River.
- 2.0 TRAFFIC SIGNAL
- 3.0 TRAFFIC CIRCULATION
- 4.0 UNDERGROUNDING
- 5.0 ELECTRICAL
- D. ENVIRONMENTAL MITIGATION
- E. PERFORMANCE STANDARDS

The PD zoning (defined as the "project") allows a mixed-use commercial and residential development located in the greater downtown area of San Jose. It further allows the phased development of up to 1.025 million square feet of commercial and retail uses east of Delmas Avenue on Site A, and up to 325 residential units and up to 15,000 square feet of commercial and retail uses west of Delmas Avenue on Site B, subject to the guidelines ("Guidelines") which consist of Sections A and B below. The historic San Jose Water Company headquarters building is located in the northeast comer of the site. The main rectangular building (approx. 15,900 SF) fronting Santa Clara Street will remain, and will have commercial and/or retail uses subject to market demand. The transformer House will be retained on site or relocated to another location on Site A (as set froth in detail in Section A.6.0) All other buildings will be removed. While maintaining the existing intersections at Santa Clara and San Fernando Streets, a stight bend of Delmas Avenue to the west is planned to orient pedestrian and vehicle traffic to the adjacent waterways and create a visual link between the park to the north and proposed station to the south. Parking for the commercial space east of Delmas Avenue will be provided in structured garages with up to two levels below-grade and up to five levels above-grade. Parking for the residential space west of Delmas Avenue will also be provided in structured garages with up to one level below grade and up to five levels above-grade. Along Los Gatos Creek and the Guadalupe River, all new building structures will have minimum landscaped setback areas which will include pedestrian trails (up to 8 feet wide) and seating areas. These Development and Performance Standards are consistent with the Clty's Commercial Design Guidelines (May 1990), Residential Design Guidelines (February 1997), and the Guadalupe River Park and Gardens Urban Design Guidelines (October 2003), as these documents read on the date this PD zoning was approved.

A. Site A - East of Delmas

1.0 Context

Site A is located along the eastern side of Delmas Avenue and is designated as the commercial zone within this development. Uses generally include "Commercial" (as defined in Section A.2.1.1 below) and the potential for first and second level "Retail" (as defined in Section A.2.1.2 below) development. The site is bounded by Santa Clara Street to the north, Delmas Avenue to the west, the Guadalupe River comidor to the east and San Fernando Street to the south. The proposed VTA rail line runs across the southwestern corner of the site. The site includes the existing San Jose Water Company Building.

2.0 Land Use

Allowable uses on Site A include the following:

2.1.1. All uses either categorized under the headings of, or listed individually as, Education and Training, Private Club or Lodge, Health Club, Gymnasium, Offices and Financial Services, Public, Quasi-Public and Assembly Uses, Recycling Uses, Transportation and Utilities, Transportation and Communication, and Electric Power Generation [collectively "Commercial"] in either Table 20-90 for Zoning District CN or Table 20-140 for Zoning District DC of the San Jose Municipal Code (as such tables are in effect on the date of PD Zoning approval for this project). Such uses shall be Permitted, Conditional, Special or Administrative, as indicated in those tables and subject to the rules set forth in San Jose Municipal Code Sections 20.40.100 and 20.70.100 (as in effect on the date of PD Zoning approval for this project) except as follows:

(a) In the event of a conflict between Table 20-90 and Table 20-140, the project shall be subject to the more permissive of the regulations.

(b) The following uses which are listed in Tables 20-90 and Table 20-140 shall all be "P" (Permitted Uses), notwithstanding the designation given to, or the prohibition of, these uses in these tables: all uses listed under Education and Training; Health Club, gymnasium; Swim and Tennis Club; Private clubs and lodges; Museums, libraries, community centers (Privately operated); Television, radio studios without antenna/dishes; Auditoriums; Short-term parking lot for uses or events other than on-site (which includes, but is not limited to, parking by Pavilion event patrons); Wireless communication antenna; Stand-by/Back-up Facilities that do not exceed noise or air standards.

2.1.2. All uses either categorized under the headings of, or listed individually as, General Retail, Education and Training, Entertainment and Recreation Related, Food Services, Health and Veterinary Services, General Services, Public, Quasi-Public and Assembly Uses, Recycling Uses, Transportation and Utilities, Transportation and Communication, Vehicle Related Uses (collectively "Retail") in either Table 20-90 for Zoning District CN or Table 20-140 for Zoning District DC (as in effect on the date of PD Zoning approval for this project). Such uses shall be Permitted, Conditional, Special or Administrative, as indicated in those tables and subject to the rules set forth in San Jose Municipal Code Sections 20.40.100 and 20.70.100 (as in effect on the date of PD Zoning approval for the project), except as follows:

(a) In the event of a conflict between Table 20-90 and Table 20-140, the project shall be subject to the more permissive of the regulations.

(b) The following uses which are listed in Tables 20-90 and Table 20-140 shall all be "P" (Permitted Uses), notwithstanding the designation given to, or the prohibition of, these uses in these tables: Alcohol/off-site sales; Outdoor vending; all uses listed under Education and Training; Health club, gymnasium; Swim and tennis club; Drinking establishments; Private clubs and lodges; Museums, libraries, community centers (Privately operated); Television, radio studios without antenna/dishes; Auditoriums; Short-term parking lot for uses or events other than on-site (which includes, but is not limited to, parking by Pavilion event patrons); Wireless communication antenna; Stand-by/Back-up Facilities that do not exceed noise or air standards.

2.1.3. Parking within an above-grade podium and below-grade parking structures.

2.1.4. The site currently includes the existing San Jose Water Company Building, with its attendant office and daytime parking uses. The site also currently contains groundwater production, treatment and distribution facilities and related infrastructure and uses attendant to a water supply utility. The site also currently is used as a parking lot for evening and weekend parking use by Pavilion event patrons. Because it is not known when full development of the site with its high-density office uses will be implemented, it may be necessary or desirable for the property owner to make minor modifications or additions to the buildings on or uses of the site (so as to maintain the viability of the existing uses) during the period before the site is developed for its contemplated high-density uses. Such modifications or additions will be permitted pursuant to a PD permit, at the discretion of the Planning Director, where such modifications or additions are allowed in the zoning district that applied to the site immediately prior to adoption of the PD zoning for the site (i.e., CN, LI and HI, as shown on the attached map, Figure 1 - Sheet 2c), or as permitted by these Development and Performance Standards (whichever is more permissive). Modifications, repairs, additions and enhancements to, and rehabilitation and replacement of, groundwater production, treatment and distribution facilities and related infrastructure, and continuation of related uses, also will be permitted pursuant to a PD permit, at the discretion of the Planning Director. Development of the site will be effectuated through issuance of PD permits or amendments to previously issued PD permits.

3.0 Physical Development Standards

3.1. Development Size and Density

3.1.1. There shall be a maximum total of 1,025,000 square feet (including space in the existing San Jose Water company Building) of Commercial and Retail space, of which (if 1,025,000 square feet of Commercial and Retail space is constructed) there shall be a minimum of 975,000 square feet and up to a maximum of 1,020,000 square feet of Commercial uses and a minimum of 5,000 square feet and up to a maximum of 50,000 square feet of Retail uses. Some uses qualify as both Commercial and Retail (as defined in these Guidelines) and may be permitted within either of the space limitations for Commercial or Retail. If 1,025,000 square feet is constructed, a minimum of 40,000 square feet shall be "Activity Generating Space" defined to mean space devoted to either Commercial or Retail uses which is located on the first one or two levels, incorporates clear or lightly tinted glass to provide transparency between interior and exterior activity, and is accessible from individual entrances directly from perimeter ground level. Any restaurant not located in the San Jose Water Company Building, but which is located on the Guadalupe River side of the project, shall front on or be within 150 feet of the Santa Clara Setback - Site A (which setback is shown on Sheet 2a-1) in order to have emergency vehicle

3.1.2. All new Commercial and Retail development shall be located above or at the exterior edge (either within the structure or opened to the structure) of structured and below-grade parking, with the exception of the existing 15,900 square foot portion of the San Jose Water Company

3.2. Height

3.2.1. Podium - Maximum height of the above-grade parking podium shall not exceed five levels (which shall not exceed 70 feet) except as set forth in Sections A.3.2.2 and A.3.2.3 of these

3.2.2. The structure adjacent to the Guadalupe River shall not exceed 45 feet in height along the Primary Setback Zone (refer to sheet 2d). For additional stepback requirements, see Section A.3.3.2 of these Guidelines.

3.2.3. The structure along Delmas Avenue shatt not exceed 45 feet in height except within 200 feet of the corners of Santa Clara and San Fernando Streets, where the height limit shall be the height envelope described in Section A.3.2.4 of these Guidelines (refer to sheet 2d).

3.2.4. Towers - The maximum height of towers including parapets, architectural elements and mechanical equipment enclosures, shall not exceed a vertical envelope of 218 feet above-grade beginning at the property north boundary along Santa Clara Street and rising to 268 feet above-grade at the property south boundary along San Fernando Street (refer to building envelope section sheet 2d).

(a) It is desirable that the heights of the towers vary across the site. (b) For stepback requirements, see Section A.3.3.2, a, b and c of these Guidelines.

3.3 Perimeter Setbacks and Stepbacks - The objective of the setbacks and stepbacks is to create a strong urban edge along Delmas Avenue and San Fernando Street, to create a view corridor along Santa Clara Street to the Guadalupe River, to provide an accessible and visible plaza area next to the existing San Jose Water Company Building, and to minimize the impacts to the Guadalupe River while providing access to the creek trail system. Refer to the Land Use Plan Sheet 2a-1.

3.3.1. Delmas Setback: In order to create a strong urban edge, the structure adjacent to Delmas Avenue shalf have a zero foot setback from the right-of-way and there shalf be a minimum 15 foot sidewalk within the right-of-way from the back of curb to front of structure (refer to sheet 2f). The tower setbacks (above the podium) along

3.2.1/4 Delmas Avenue may vary (refer to sheet 2d). See Section A.3.2.3 of these Guidelines. If is desirable that the orientation of the towers conforms to the downtown city grid.

3.3.2. Guadalupe River Setback and Stepbacks: The project shall have a Primary Setback Zone of 50 feet measured from the top of bank, in which no permanent buildings other than landscape structures shall be built (refer to sheet 2d). To further enhance the Guadalupe River edge, a series of building height stepbacks shall be created along the Guadalupe River which shall limit the height of the structures that may be built within various zones, as follows (refer to sheet 2d):

(a) Any portion of the structure within the zone that is between 50 and 80 feet measured from top of bank shall not exceed a height of 45 feet.

(b) Any portion of the structure within the zone that is between 80 and 120 feet measured from the top of the bank shall not exceed 70 feet with the following exception: portions of the structures which are higher than 70 feet (and may have heights up to the building height envelope) may encroach in this zone provided that the portion of the structure that encroaches is limited to no more than 110 feet of building edge facing the Guadalupe River.

(c) Beyond 120 feet measured from the top of the bank, the height of the towers shall conform to the building envelope requirements set forth in Section A.3.2.4 of these Guidelines

3.3.3. Santa Clara Setback - SITE A: Structures are set back behind the open space zone shown as Santa Clara Setback - Site A on the Land Use Plan, sheet 2a-1.

3.3.4. Proposed VTA setback: Zero setbacks along the VTA property line are permitted to create building facades that are parallel to San Fernando Street.

3.3.5. San Fernando Setback: Structures shall be set back a minimum of 20 feet from the back of right-of-way along San Fernando Street, as such right-of-way is shown on sheet 2a-1.

4.0 Off-Street Parking and loading standards

4.1. Parking shall be provided in structured garages with up to two levels of below-grade and up to five levels above-grade. The following parking requirements shall be used to determine minimum standards for off-street parking:

4.1.1. At the property owner's election, up to 10 % of required parking may be valet. A minimum of 90% of required parking shall be provided in dedicated stalls.

4.1.2. Parking shall be provided within a range of 2.25 to 3.00 spaces for every 1000 gross square feet of Commercial and Retail (as these terms are defined in Section A.2.1 of these Development and Performance Standards) space (the number within the range to be at the property owner's sole discretion, depending on market demand).

4.1.3. Access to and egress from the parking shall be from Delmas Avenue and San Fernando Street.

4.1.4. The property owner may elect to reduce further the parking ratio from the ratio selected by the owner under Section A.4.1.2 of these Guidelines, in accordance with the ten percent reduction permitted by City of San Jose Municipal Code Section 20-90-220.A (as in effect on the date of PD Zoning approval for the project) based on proximity to the proposed LRT station, including reducing a ratio of 2.25/1000 by ten percent.

4.2. All truck loading and unloading areas shall be consistent with the City of San Jose Municipal Code Sections 20.90.700 - 20.90.780 Downtown Off-Street Loading Requirements (as in effect on the date of PD Zoning approval for the project).

4.3. A curb adjacent loading zone shall be provided for a maximum of 25 % of the Delmas Avenue frontage.

5.0 Landscape and Open Space Guidelines

5.1. It is intended that the landscape design for the Santa Clara Setback - Site A should complement and create a design consistency with the existing Guadalupe River Park and Gardens (Confluence East) to the north of Santa Clara Street.

5.2. The Primary Setback Zone on the Guadalupe River shall be designed for public access and may include both passive and active activities. Landscaping within this setback should include appropriate plant materials consistent with the recommendations of that certain biological report prepared by H.T. Harvey & Associates and dated April 29, 2002.

5.3. Trees shall be planted along Delmas Avenue at a typical spacing of twenty-five feet on-center

5.4. Palm trees planted along Santa Clara Street should remain.

6.0 Urban Form Guidelines

6.1. It is desirable that the design for the site recognizes the Guadalupe River frontage as an important element.

6.2. The Santa Clara Setback - Site A opens up views of the river from the street and is intended to create a new open space highlighting the existing San Jose Water Company Building and serve as a visual gateway to the Downtown core.

6.3. Building heights and setbacks should be varied along the Guadalupe River to create spaces that provide opportunities to create a variety of "river edge typologies" and the development of passive and active activity zones.

6.4 It is desirable to locate a building at the corner of Santa Clara Street and Delmas Avenue that reflects the strategic importance of this location and creates a visual gateway to the Downtown core.

6.5 The creation of a system of promenades, paseos and traits is desirable to create strong linkages throughout the site and to adjacent areas. This should be encouraged as follows:

6.5.1. Public access to walkway/trails within open spaces along Santa Clara Street and the Guadalupe River.

6.5.2. An at-grade linkage through ground-floor building is desirable in order to create a mid-block connection between Delmas Avenue and the Guadalupe River.

6.5.3. It is desirable that the streetscape along Delmas Avenue and San Fernando Street be developed to create an enhanced pedestrian experience.

7.0 Architectural Guidelines - Building Tower and Ground Level Orientation

7.1. Lower level podiums should be designed to orient to the Delmas Avenue re-alignment.

7.2. The primary entrances to the tower lobbies shall be located along Delmas Avenue, San Fernando Street or Santa Clara Street.

7.3. Active ground level uses should be enhanced within Site A as follows:

7.3.1 Along Delmas Avenue, Santa Clara Street and San Fernando Street frontages, ground level uses should include transparent storefront treatments with architectural elements that promote an enhanced pedestrian experience. These elements should be architecturally integrated within the overall building design.

7.3.2. Along the frontage to the Guadalupe River, the Primary Setback Zone should be designed to promote a variety of passive and active uses.

7.4. Up to four towers shall be allowed in Site A.

7.5. Bridging between towers is allowed.

8.0 Architectural Guidelines - Building Design and Materials

8.1. Buildings should be designed with four attractive facades.

8.2. Building design should recognize the distinctive and varied character of the site.

8.2.1. Development of horizontal and vertical elements is encouraged to create a varied and interesting pedestrian experience.

8.2.2. Buildings along the Guadalupe River should avoid homogeneous and unrelieved facades.

8.2.3. Building design should be encouraged to have an architecturally interesting skyline.

8.3. The building design as viewed from the ground level along the Guadalupe River, Delmas

Avenue, San Fernando Street and Santa Clara Street should help to enliven and enhance the pedestrian experience. This may be accomplished in a variety of ways including the following:

8.3.1. The design and placement of entrances, windows and storefronts in a manner that invites and engages pedestrian interaction with interior uses.

8.3.2. Development of "green walls" by incorporating vine pockets or "green screens" into the architectural design.

8.3.3. Incorporating features of function and visual interest such as seating and treffises. 8.4. Buildings should include articulation and variation of street level, podium base, and towers.

8.4.1. The use of clear or lightly tinted glass at street level should be encouraged.

8.4.2. Extreme contrast in materials, colors, and other characteristics that would cause a building to excessively stand out contextually should be discouraged.

8.4.3. Low-reflective cladding and windows shall be used so as to minimize solar reflections onto the river.

8.5. Specific floor plans and architectural elevations shall be provided as part of the Planned Development Permit process.

B. Site B - West of Delmas

1.0 Context

Site B is located along the western side of Delmas Avenue and is designated as the residential zone within this development. Uses include residential development and the potential for ground level Retail and Commercial development. The site is bounded by Santa Clara Street to the morth, Delmas Avenue to the east, the Los Gatos Creek corridor to the west and San Fernando Street to the south. The proposed VTA site runs across the southern boundary of the site.

2.0 Land Use

2.1. Allowable Uses on Site B include the following:

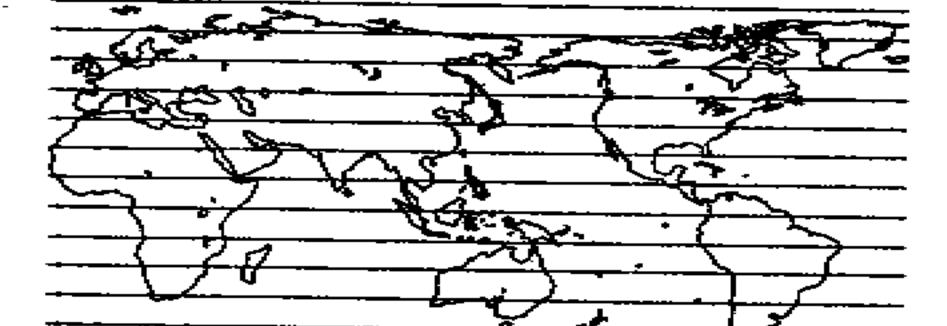
2.1.1. All uses categorized under the headings of Residential Uses, Residential Accessory Uses and Improvements, Transportation and Utilities Uses and Electrical Power Generating Uses in San Jose Municipal Code Table 20-50 for Zoning District R-M (as in effect on the date of PD Zoning approval for the project). Such uses shall be Permitted, Conditional, or Special, as indicated in that table and subject to the rules set forth in San Jose Municipal Code Section 20.30.100 (as in effect on the date of PD Zoning approval for the project). Short-term parking lot for uses or events other than on-site (which includes, but is not limited to, parking by Pavilion event patrons) also shall be a Permitted use.

2.1.2. At-grade (first floor) Commercial or Retail uses (as defined in Sections A.2.1.1 and A.2.1.2 of these Guidelines.)

2.1.3. Parking within an above-grade podium and below-grade parking structures.

2.1.4. Allowable uses for creek side ground-accessed residential include any use categorized as Residential use or Residential Accessory Use and Improvement in San Jose Municipal Code Table 20-50 for Zoning district R-M (as in effect on the date of PD Zoning approval for the project).

2.1.5. The site currently includes one residence. The site also currently contains groundwater production, treatment and distribution facilities and related infrastructure and uses attendant to a water supply utility. The site also currently is used as a parking lot for evening and weekend parking use by Pavilion event patrons. Because it is not known when full development of the site with its high-density residential uses will be implemented, it may be desirable or necessary for the property owner to make modifications to the site or uses of the site during the period before the site is developed for its contemplated high-density uses. Such modifications (specifically including, but not limited to, demolition of the existing residence and use of the property on which the residence sits for Pavilion parking) will be permitted pursuant to a PD permit, at the discretion of the Planning Director, where such modifications or additions are allowed in the zoning district that applied to the site immediately prior to adoption of the PD zoning for the site (i.e., CN and LI, as shown on the attached map, see Figure 1 - Sheet 2c), or as permitted by these Development and Performance Standards (whichever is more permissive). Modifications, repairs, additions and enhancements to, and rehabilitation and replacement of, groundwater production, treatment and distribution facilities and related infrastructure, and continuation of related uses, also will be permitted pursuant to a PD permit, at the discretion of the Planning Director. Development of the site will be effectuated through issuance of PD permits or amendments to previously issued PD permits.



HELLMUTH, OBATA + KASSABAUM, INC.



ARCHITECTURE, ENGINEERING, PLANNING INTERIORS, GRAPHICS, CONSULTING

RESIDENTIAL DEVELOPER

Thomoson Residential, LLC

71 Stevenson St. Suite 2200, San Francisco, CA 94105 Voice: 415 243-0555 Fox: 415 882-7763 Internet: http://www.hok.com

SRM Associates 3270 Lakeshore Ave. Oakland, CA 94610 TL: (510) 622-8307

One Harbor Dr., Suite 108 Sausalito, CA 95965 TL: (415) 331-3004 FX: (415) 331-7903 FX: (510) 452-2699

CIVIL ENGINEER RESIDENTIAL ARCHITECT MacKay & Somps MVE & Partners 1955 The Alameda 1900 Main St., 8th Floor San Jose, CA 9512 Irvine, CA 92614 TL: (408) 985-096 TL: (949) 809-3388 FX: (949) 809-3399 FX: (408) 985-8668

Delmas Avenue Development Site

Planned Development Zoning City of San Jose, California



Land Company

374 West Santa Clara Street, San Jose CA 95196

APPROVE City of San Jose PBCE~PLANNING By: Akoni Danielsen A.O.

> Issue Description PD PERMIT SET 05/14/02 2 PD PERMIT SET REVISION 01/14/04 _____ _____

Drawn by: BVF Reviewed by: Project No: 02-0158-12

Land Use Development Standards

Original drawing is 24" x 36". Scale entities accordingly if reduced Sheet Number:

05/14/02

HELLMUTH, OBATA + KASSABAUM, INC.



ARCHITECTURE, ENGINEERING, PLANNING, INTERIORS, GRAPHICS, CONSULTING

71 Stevenson St. Suite 2200, San Francisco, CA 94105 Voice: 415 243-0555 Fax: 415 882-7763 Internet: http://www.hok.com

COMMERCIAL DEVELOPER RESIDENTIAL DEVELOPER SRM Associates 3270 Lakeshore Ave. Oaldand, CA 94610 TL: (510) 622-8307 FX: (510) 452-2699

CIVIL ENGINEER

1955 The Alameda

MacKay & Somps

San Jose, CA 95126

TL: (408) 985-0960 FX: (408) 985-8668

RESIDENTIAL ARCHITECT MVE & Partners

1900 Main St., 8th Floor Irvine, CA 92614 TL: (949) 809-3388 FX: (949) 809-3399

Thompson Residential, LLC

One Harbor Dr., Suite 108

Sausatito, CA 95965

TL: (415) 331-3004

Delmas Avenue Development Site

Planned Development Zoning City of San Jose, California



APPROVED City of San Jose PBCE ~ PLANNING By: Akoni Danielsen

> No. Issue Description 05/14/02 PD PERMIT SET PD PERMIT SET REVISION 01/14/04

Reviewed I Project No: 02-0158-12

05/14/02 02_C_LUPN_

Land Use Plan Notes

Original drawing is $24^{\circ} \times 36^{\circ}$. Scale entities accordingly if reduced Sheet Number:

3.0 Physical Development Standards

3.1. Development Size and Density

3.1.1. Up to 325 residential units shall be allowed.

3.1.2. There shall be a minimum of 5,000 square feet and a maximum of 15,000 square feet of at-grade Commercial and Retail space.

3.2. Height

3.2.1. Podium - Maximum height of the above- grade parking podium shall not exceed five levels (which shall not exceed 70 feet) (refer to sheet 2d), except as set forth in Sections B.3.2.3 and B.3.2.4 of these Guidelines.

3.2.2. Towers - The maximum height of the residential tower(s) including parapets, architectural elements and mechanical equipment enclosures, shall not exceed a vertical envelope of 218 feet above-grade beginning at the property north boundary along Santa Clara Street and rising to 268 feet above-grade at the property south boundary along West San Fernando Street (refer to sheet 2d). For additional stepback requirements, see Section B.3.3.4 of these Guidelines.)

3.3.3. The structure adjacent to Los Gatos Creek shall not exceed 45 feet in height along the Primary Setback Zone (refer to sheet 2d), except in accordance with Section B.3.3.4 of these

3.3.4. The structure along Delmas Avenue shall not exceed 45 feet in height.

3.3. Perimeter Setbacks and Stepbacks - The objective of the setbacks is to create a strong urban edge along Delmas Avenue, maintain the view corridor along Santa Clara Street, provide an accessible and visible plaza area next to the proposed VTA site and minimize the impacts to Los Gatos Creek, white providing access to the creek trail system. Refer to sheets 2a-1 and 2d.

3.3.1. Delmas setback and stepback: In order to create a strong urban edge, the structure adjacent to Delmas shall have a zero foot setback from the right of way and there shall be a minimum 15 foot sidewalk within the right-of-way from the back of curb to front of structure (refer to sheet 2f). The tower stepbacks (above the podium) along Delmas Avenue shall be a minimum of 15 feet.

3.3.2. Santa Clara setback - Side B: The structure shall have a minimum setback from the Santa Clara right-of-way of 160 feet (refer to the Santa Clara Setback -Site B on sheet 2d.)

3.3.3. Transit setback: The structure shall have a minimum setback of 15 feet from the proposed VTA Site together with an additional setback area within a 45 foot radius originating from the point of intersection of the Delmas Avenue Setback and this 15 foot setback. This combined setback area is referred to as the "Transit Setback" on sheet 2d.

3.3.4. Los Gatos Creek: The project shall have a Primary Setback Zone of 50 feet measured from the top of bank in which no permanent buildings other than landscape structures shall be located (refer to sheet 2d). To further enhance the Los Gatos Creek edge, a stepback zone ("Special Tower Zone (Residential)") shall be created which timits the amount of structure that may be built within the zone that is between 50 and 70 feet measured from the top of bank. Within the Special Tower Zone (Residential), no structure shall exceed a height of 45 feet with the following exception: portions of the building which are greater than 45 feet in height may encroach within this zone, provided that the portion of the structure within this zone which reaches 70 feet in height shall not exceed 50 % of the area of this zone and the portion of the structure which reaches the building envelope height shall not exceed 35 % of the area of this zone. (The area that reaches the building envelope height is included in the area that reaches 70 feet.) Refer to sheet 2d. Beyond 70 feet measured from the top of bank, the height of the towers shall conform to the building height envelope requirements set forth in Section B.3.2.2 of these Guidelines.

4.0 Off-Street Parking and Loading Standards

4.1. Parking shall be provided in structured garages with up to one level of below-grade parking and up to five levels of above-grade structured parking. The following parking requirements shall be used to determine minimum standards for off-street parking:

4.1.1. The number of spaces provided shall be per Section 20.90.060, Table 20-210 of the City of San Jose Municipal Code (as in effect on the date of the PD Zoning Approval of the project.)

4.1.2. Commercial or Retail uses shall not be required to provide any off-street parking.

4.1.3. Off-street parking spaces shall meet the size requirements per Section 20.90.100; Table 20-220 of the City of San Jose Municipal Code (as in effect on the date of PD Zoning approval of the project) with the following exception: a minimum 24 foot wide two-way drive aisle shall be permitted for 90 degree parking within a structured garage.

4.1.4. Access to and egress from the parking shall be from Delmas Avenue.

4.2. No off-street loading spaces shall be required for Site B. A curb adjacent loading zone shall be provided for a maximum of 25 % of the Delmas Avenue frontage.

4.3. No on-grade outdoor storage shall be permitted.

5.0 Landscape and Open Space Guidelines

5.1. The Primary Setback Zone on Los Gatos Creek shall be designed for public access and may include both passive and active activities.

5.1.1. Development shall be set back from the Santa Clara Setback - Site B to open up the natural creek edge to the public and provide a linkage from the Guadalupe River Park to the site. Refer to sheet 2a-1.

5.1.2. Development of additional plazas/gathering places along Los Gatos Creek shall be encouraged.

5.2. Landscaping along the Los Gatos Creek frontage should include appropriate plant materials consistent with the recommendations of that certain biological report prepared by H.T. Harvey & Associates and dated April 29, 2002.

5.3. It is intended that planting within the Santa Clara Setback - Site B should reflect and integrate with both the natural riparian landscape and the existing Guadalupe River Park and Gardens (Confluence East) to the north of Santa Clara Street.

5.4. Trees shall be planted along Delmas Avenue at a typical spacing of twenty-five feet on center.

5.5. Palm trees planted along Santa Clara Street should remain.

6.0 Urban Form Guidelines

6.1. The creation of a system of promenades, paseos and traits is desirable to create strong linkages throughout the site and to adjacent areas. This should be encouraged as follows:

6.1.1. Developed streetscape along Delmas Avenue and the proposed VTA station.

6.1.2. Public walkway/trails within open spaces along Santa Clara Street and Los Gatos Creek linking the proposed VTA site to the Arena.

6.1.3. Development of a pedestrian plaza between the proposed VTA site and the residential building.

7.0 Architectural Guidelines - Building Tower and Ground Level Orientation

7.1. Ground floor podium frontage shall provide entrances along Delmas Avenue.

7.2. Access to residential towers shall be encouraged along the Delmas frontage and/or from the plaza at the VTA Station.

7.3. Access to individual townhouse units shall be located along the Los Gatos Creek frontage and portions of Delmas Avenue.

7.4. Up to two residential towers may be located above the podium.

7.5. It is desired that townhouses or other residential product should be located at the exterior edge of the above-grade parking facing the Los Gatos Creek Primary Setback Zone for a minimum of two levels above the adjacent grade. First floor units along Los Gatos Creek should have individual entries or stoops with direct access to the sidewalk and may have an entrance from the garage as well. Also see Section B.8.3.1 of these Guidelines.

8.0 Architectural Guidelines - Building Design and Materials

8.1. Buildings should include articulation and variation at street level, podium base, and towers.

8.1.1. The use of clear or lightly tinted glass at street level should be encouraged

8.1.2. Extreme contrast in materials, colors, and other characteristics that will cause a building to excessively stand out contextually should be discouraged.

8.1.3. Low-reflective cladding and windows shall be used so as to minimize solar reflections onto Los Gatos Creek.

8.2. It is intended that the residential building(s) on Site B should have its own identity when

8.2.1. Building facades should be articulated both vertically and horizontally.

compared to the commercial Site A, but remain thematically consistent.

8.2.2. Building facades should reflect residential character while maintaining a balanced and harmonious composition.

8.2.3. Balcony treatments should reinforce the composition of the building skin.

8.2.4. Building design should be encouraged to have an architecturally interesting skyline.

8.3. The edge treatment of the above-grade parking should be accomplished in such a way as to enliven the adjacent pedestrian experience and screen open sides from public view.

8.3.1. At the Los Gatos Creek edge, garage levels that are not screened by residential uses shalt be screened with landscape or architectural materials.

8.3.2. At the proposed VTA site and Delmas Avenue edge, Retail and Commercial space should occur at the street level. Garage levels that are not screened by residential uses shall be screened with landscape or architectural materials.

8.4. Specific floor plans and architectural elevations shall be provided as a part of the Planned Development Permit process.

C. Public Off-Site Improvements

1.0 Re-Aligned Delmas Street

1.1. Delmas Street may be realigned (at the propert owner's sole descretion) with a slight bow to the west (at the propert owner's sole descretion). The intersections at Santa Clara and San Fernando Streets shall remain in their existing locations.

1.2. The re-alignment of Delmas Street creates a strong visual connection from the new transit plaza, adjacent to the new VTA station, north across the intersection of Santa Clara and Delmas Streets and into the park terminating at the confluence of the two waterways that surround this site, Los Gatos Creek and the Guadalupe River.

2.0 Traffic Signal

2.1. The intersection of Delmas Avenue and Santa Clara Street will be signalized and the westbound left-turn pocket will be langthened from 120 to 300 feet, coincident with the development of the east of Delmas commercial side of the project.

3.0 Traffic Circulation (to be implemented once the east of Delmas commercial side of the project is developed)

3.1. The project will widen San Fernando Street along the project frontage to add left-turn lanes on the east and west approaches at Delmas Avenue.

3.2. The project will add two intersections (one signalized and one right-in/right-out unsignalized) to Delmas Avenue between Santa Clara and San Fernando Streets.

3.3. The project will widen Delmas Avenue between Santa Clara Street and San Fernando Street to provide for a southbound left-turn lane into the project driveway and a second southbound through lane at San Fernando Street.

4.0 Undergrounding

5.0 Electrical

D. Other Project Process or Design Standards

1.0 FAA No Hazard Determination: The project has received an FAA Determination of No Hazard for the buildings contemplated by these Development and Performance Standards, which expires on June 23, 2005, unless extended by the FAA. The project will ensure that an active and valid FAA Determination of No Hazard is in effect on the date building permits are issued for the project.

2.0 Flooding: The project will meet all the requirements of the City's Flood Hazard Ordinance and will comply with all relevant FEMA regulations, which presently require that the townhouses fronting Los Gatos Creek be constructed with finished floor elevations one foot above the 100-year flood elevation.

3.0 Riparian Setback and Storm Water Runoff:

3.1. Only buildings and landscape areas shall front the riparian setback areas; entrance roads and parking lots shall not be constructed adjacent to the setback zones; the exception would be for emergency vehicle access and/or access for maintenance vehicle use, both of which would not require regular use by vehicles. Pedestrian walkways shall be allowed within the proposed setbacks for both streams; walkways will be no closer than 10 feet from the top of bank. The 10-foot setback shall be densely planted with locally native tress and shrubs and will be designed and constructed in a manner that minimizes the creation of impervious surfaces.

3.2. Public access should be restricted from the riparian corridor; physical barriers should include either chain-link fence or other suitable, more decorative structures, like split rail or iron fencing that are effective at restricting access. Informational signs explaining the sensitivity of riparian corridors should be posted, particularly near potentially suitable access points.

3.3. The entire 50-foot setback area shall be planted with locally native shrubs and trees compatible with the adjacent riparian corridor. The 10-foot setback from the top of bank will be densely planted with locally native trees and shrubs. The planting of native species within the setback area would protect and enhance the adjacent riparian corridors. Species that could be planted include locally native willows and oaks. Invasive, exotic species should not be used in the landscaping within or adjacent to the riparian corridor or setback area.

3.4. The project will provide public access to walkways/trails within the landscaped setback open spaces along Santa Clara Street and the site's Guadalupe River frontage. The project will also provide public access to walkways/trails within the landscaped setback open space along the site's Los Gatos Creek frontage, thereby linking the future VTA LRT station to the HP Pavilion.

3.5. Lighting adjacent to and within the setback zone shall be minimized to the extent practicable and shall incorporate indirect and focused lighting away from the riparian areas.

3.6. Excess surface runoff from parking lots, entrance roads and building roof tops shall not be allowed to enter the streams without some form of pre-treatment (e.g., grease traps, grassy swales, planted stormwater retention/detention basins). Operation and maintenance of facilities shall include vector control measures. Any proposed infiltration devices shall be reviewed by both the City and SCVWD.

3.7. No new outfalls will be constructed as part of site development plans; existing outfalls will be utilized in their existing design configuration.

3.8. Fertilizers and pesticides used within landscape portions of the site shall be applied in a manner that prevents drift of airborne chemicals into the riparian zone/creek and prevents surface runoff and subsurface flow into the creeks, to the extent feasible.

3.9. Site development shall not involve the removal or trimming of existing riparian trees and shrubs along the Los Gatos Creek, except in the context of required maintenance. Any trimming or removal of riparian canopy will occur under the direction of a certified arborist or qualified biologist and shall not commence without first contacting the California Department of Fish and

3.10. No grading shall occur at the top-of-bank or within the bed, bank or channels of the

3.11. The project will comply with the City of San José Grading Ordinance, including erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific measures would be implemented to prevent stomwater pollution and minimize potential

3.11.1. restricting grading to the dry season or meet other City requirements;

3.11.2. use silt fencing to retain sediment on the project site;

sedimentation during construction.

3.11.3. providing temporary cover of disturbed surfaces to help control erosion during

3.11.4. provide permanent cover to stabilize the disturbed surfaces after construction has been

3.12. The project will include post-construction structural controls where feasible, and Best Management Practices (BMPs) for reducing contamination in stormwater runoff as permanent features of the project.

4.0 Treatment of Existing San Jose Water Company Building:

4.1. There will be a primary setback zone from the San Jose Water Company building of 40 feet. This primary setback zone would be a landscaped plaza and no permanent buildings other than landscape structures (and the transformer building, if relocated) will be constructed in this minimum 40 foot setback zone.

4.2. Buildings in the second setback zone, between 40 and 55 feet from the San Jose Water Company building, will not exceed 45 feet in height.

4.3. Buildings in the third setback zone, between 56 and 100 feet from the San Jose Water Company building, will not exceed 70 feet in height.

to the building envelope requirements (maximum building height of 218 to 264 feet). 4.5. The buildings in the second setback zone, including walls for the parking podium, will be compatible with the architecture, materials, color, etc. of the existing San Jose Water Company

4.4. Beyond 100 feet from the San Jose Water Company building, the tower heights will conform

4.6. At the PD permit stage, the final design for the project will be reviewed by the San Jose Historic Preservation Officer and the San Jose Historic Landmarks Commission. A Historic Preservation Permit (Zoning Ordinance §13.48.210) will be required for any alteration or demotition of any structure on the Historic (i.e., Landmark) Parcel.

5.0 Treatment of Existing House at 45 Delmas Avenue: The house at 45 Delmas Avenue will be offered with relocation assistance to anyone who will move it off the site. If no one offers to move the house, it will be demolished, following salvage operations and photo documentation. 6.0 Treatment of Existing 1913 Transformer House: One of the following will be implemented as

part of the project. 6.1. The transformer house will be retained on its historic site and rehabilitated according to the Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings (U.S. Department of Interior 1990). New construction in the vicinity of the building will be compatible

6.2. If the transformer house is to be relocated, it will be moved to a different location on the current parcel (within the area recommended by the architectural historian and noted on Figure 2 - Sheet 2c. The relocated structure would be rehabilitated according to the Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings (U.S. Department of Interior 1990).

7.0 Glare-Reduction Methods: Development on the site will use low-pressure sodium lighting for outdoor uses, in compliance with City Council Policy 4-3, which would reduce the potential for night-time glare. Development would use external building materials that minimize reflected glare and that are compatible with the architectural styles and materials of nearby buildings.

8.0 Incorporation of a view corridor into the final project design shall be considered by the Planning Director at the time of issuance of PD permits for development of the project. During such consideration, the Planning Director shall balance the need for such a corridor and the economic feasibility of including such a corridor. If the Planning Director determines at that time that the view corridor is required, then the view corridor shall be generally consistent with the following specifications and limitations:

(i) The center of the alignment of the view corridor should be within 10 feet either side of the centerline of the existing Crandall Street right of way (as that right of way is projected to the east across Los Gatos Creek and through the project site).

(ii) The alignment shall be approximately 40 feet wide.

(iii) On the residential side of the project, the view corridor will begin above the podium parking (approximately 65 feet high above existing grade at the west property line of the west of Delmas portion of the project site).

(iv) On the commercial side of the project, the view corridor will begin above podium parking (approximately 80 feet high above existing grade measured from the eastern edge of the Delmas Street right of way).

(v) The view corridor will extend skyward.

with its historic character.

(vi) Tower to tower bridges between residential towers and commercial towers will be permitted within the view corridor.

(vii) The design of the view corridor shall not prevent the project from being able to be developed in an economically feasible manner, up to the maximum density permitted by the general development plan, within the maximum building envelope analyzed in the EIR for the project.

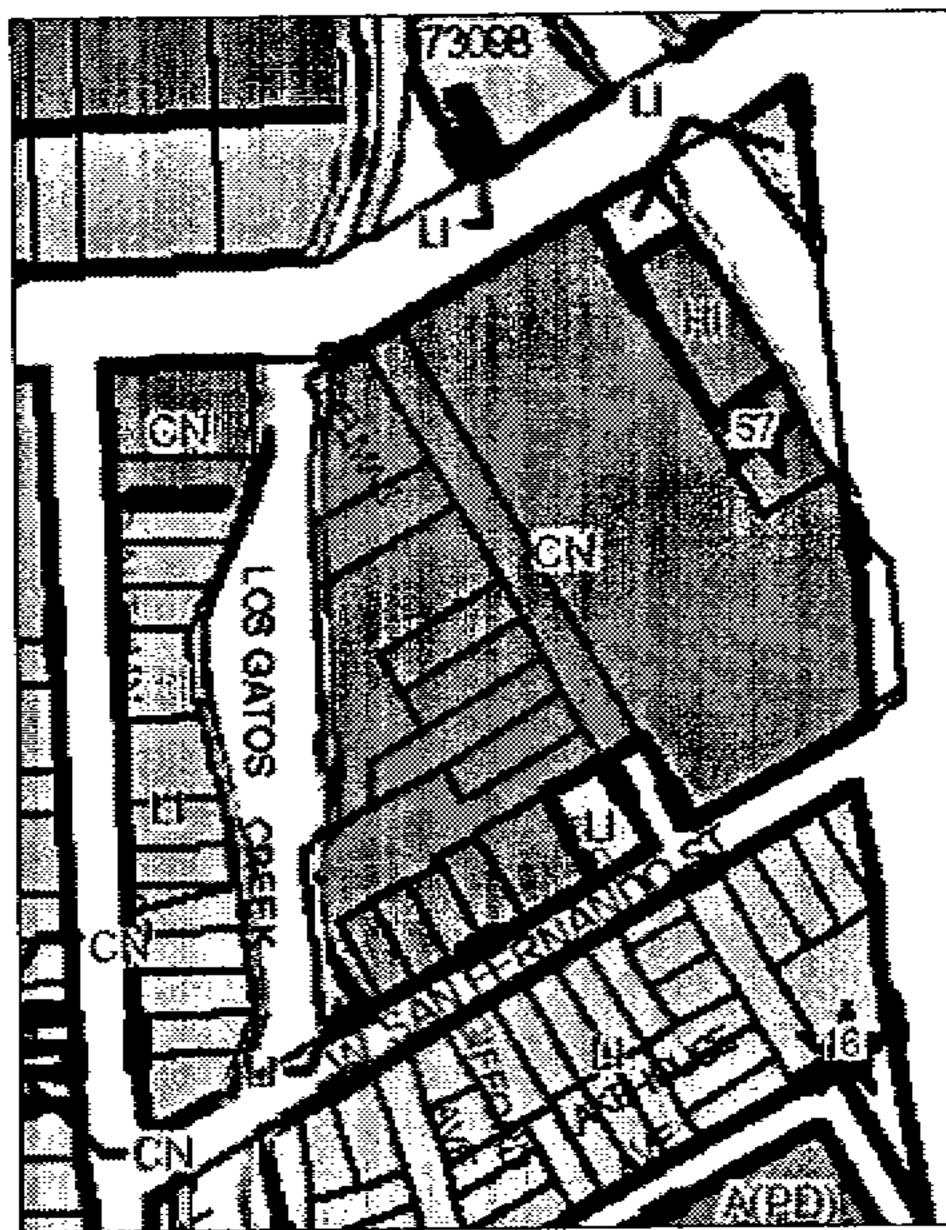


FIGURE 1

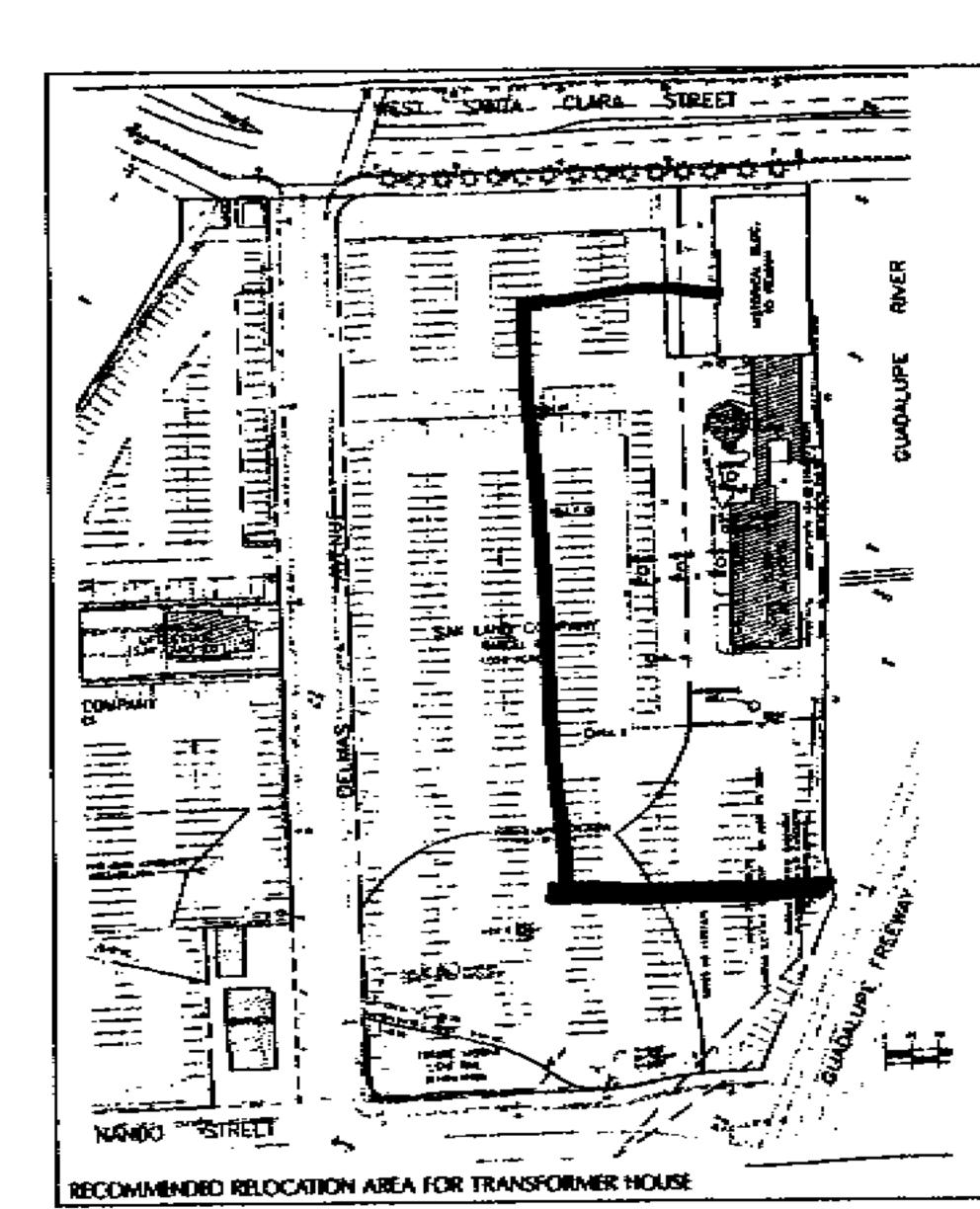


FIGURE 2

Maximum Height Diagram

Section A - A

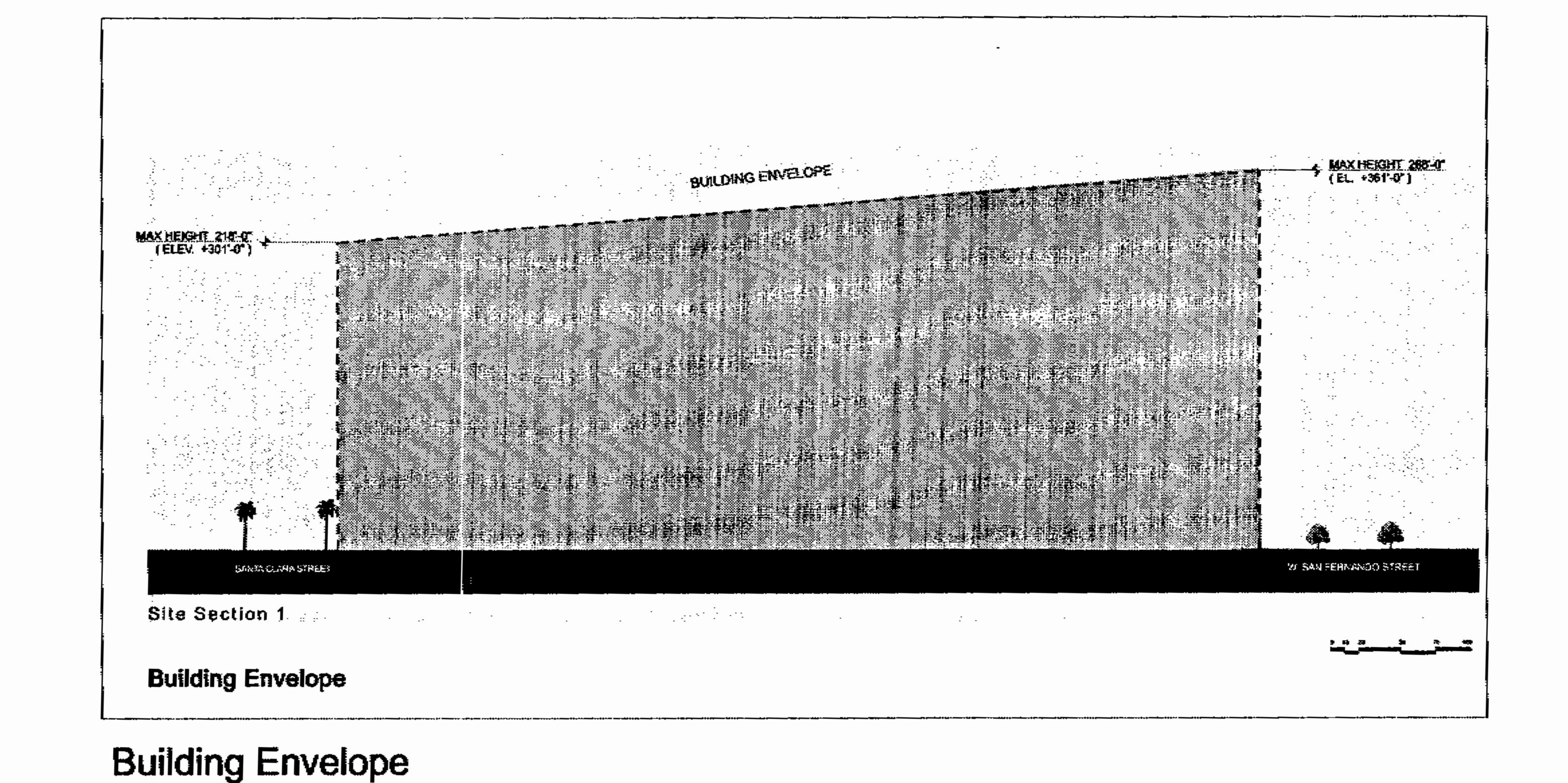
SPECIAL TOWER ZONE (Commercial)*:

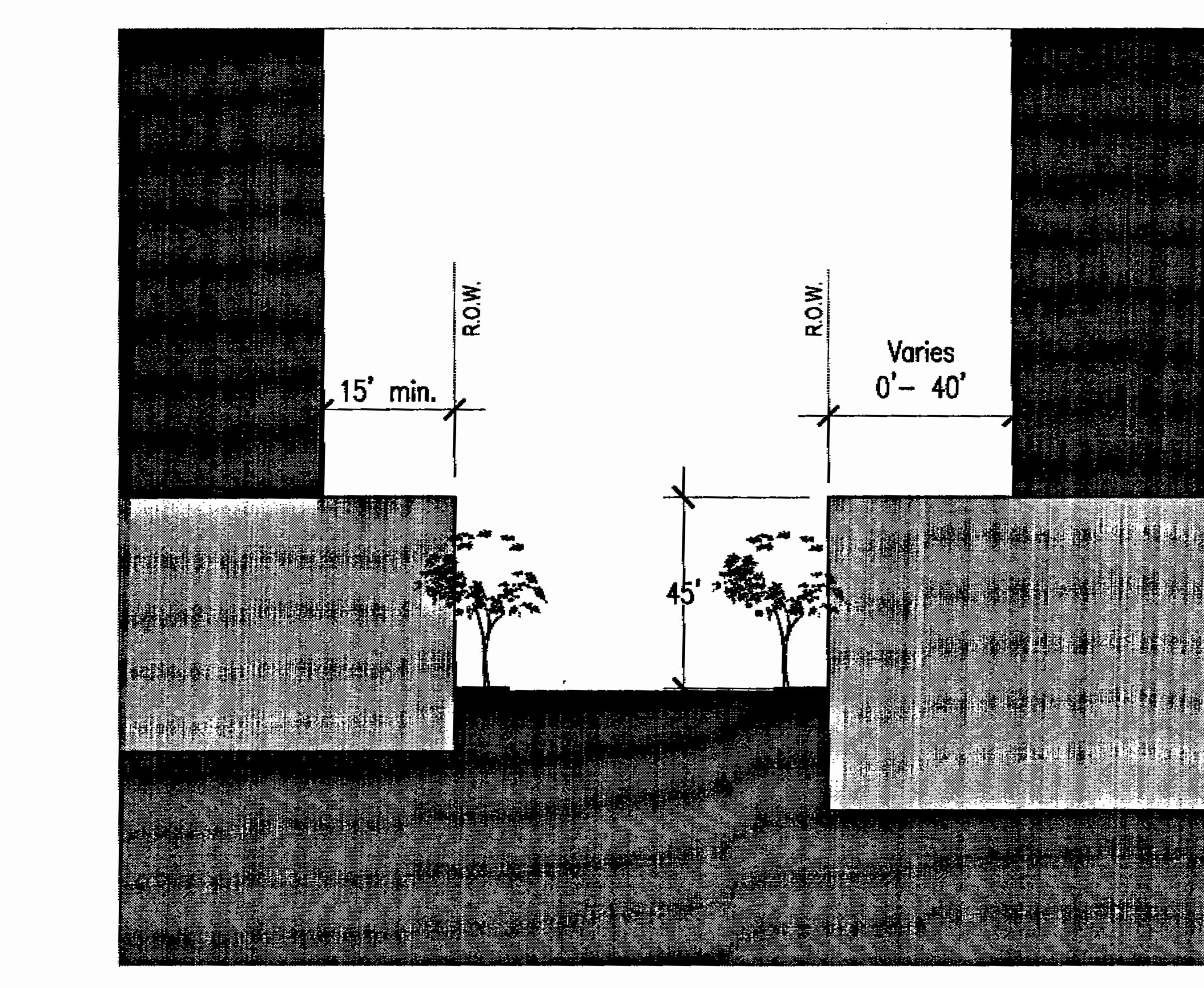
Any portion of the structure within the zone that is between 80 and 120 feet measured from the top of the bank shall not exceed 70 feet with the following exception: portions of the structures which are higher than 70 feet (and may have heights up to the building height envelope) may encroach in this zone provided that the portion of the structure that encroaches is limited to no more than 110 feet of building edge facing the Guadalupe River.

SPECIAL TOWER ZONE (Residential)*:

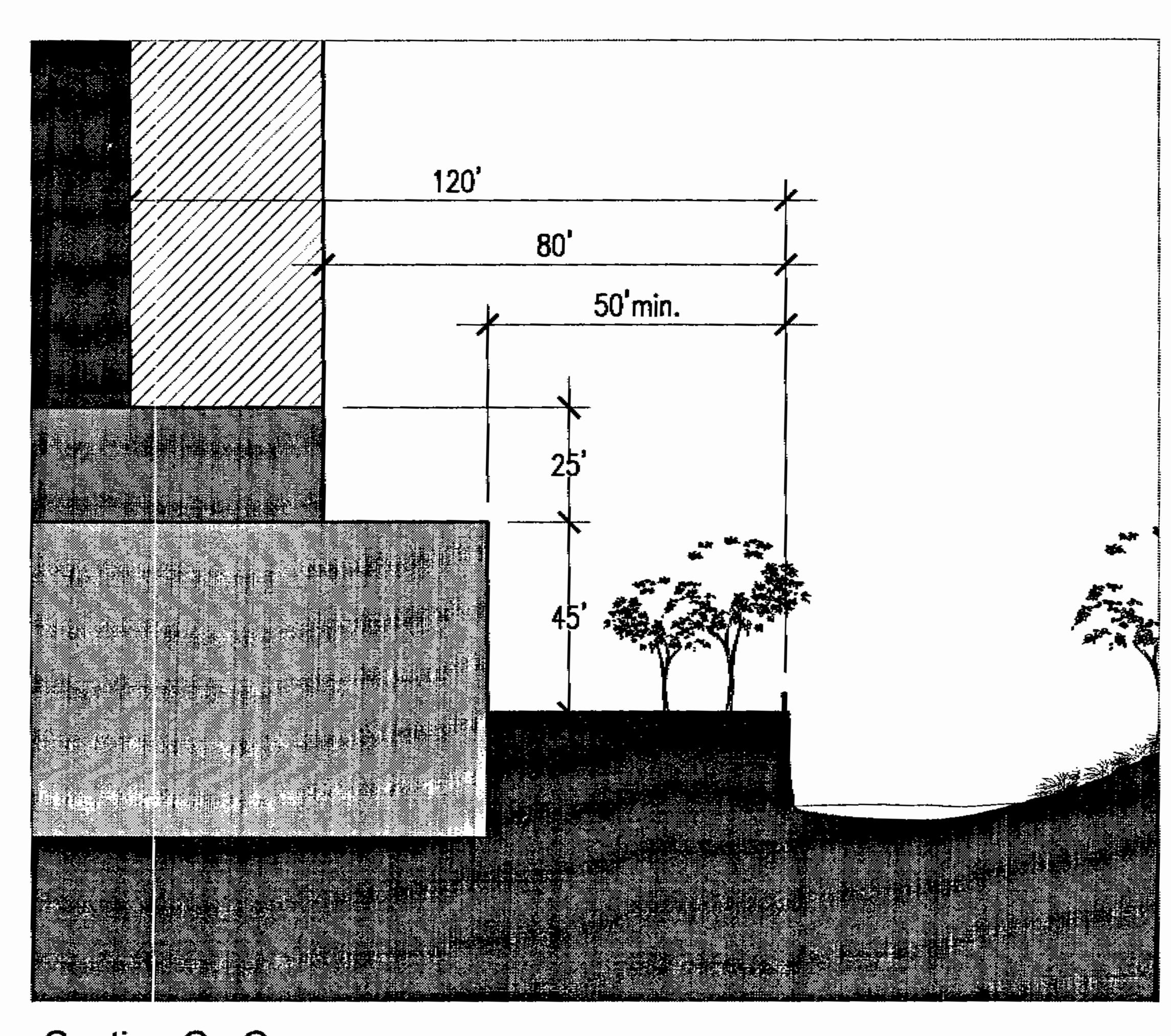
No structure shall exceed a height of 45 feet with the following exception: portions of the building which are greater than 45 feet in height may encroach within this zone, provided that the portion of the structure within this zone which reaches 70 feet in height shall not exceed 50% of the area of this zone and the portion of the structure which reaches the building envelope height shall not exceed 35% of the area of this zone. (The area that reaches the building envelope height is included in the area that reaches 70 feet.) Refer to sheet 2d. Beyond 70 feet measured from the top of bank, the height of the towers shall conform to the building height envelope requirements set forth in Section B.3.2.2 of these Guidelines.

NOTE: ALL HEIGHTS TAKEN FROM ADJACENT GRADE UNLESS OTHERWISE NOTED.

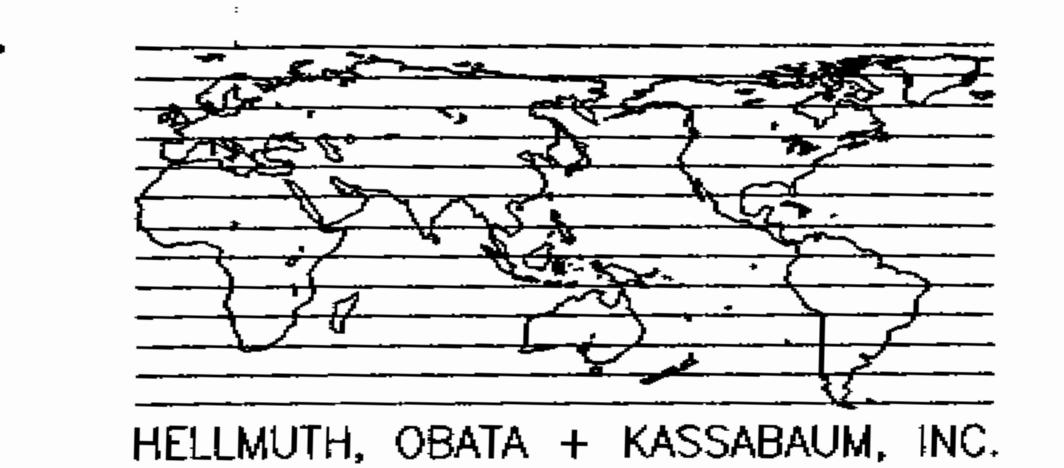




Sections B - B



Section C - C





ARCHITECTURE, ENGINEERING, PLANNING,
INTERIORS, GRAPHICS, CONSULTING

71 Stevenson St. Suite 2200, San Francisco, CA 94105
Voice: 415 243-0555
Fax: 415 882-7763
Internet: http://www.hok.com

COMMERCIAL DEVELOP SRM Associates 3270 Lakeshore Ave. Oakland, CA 94610 TL: (510) 622-8307 FX: (510) 452-2699

Thompson Residential, LLC
One Harbor Dr., Suite 108
Sausalito, CA 95965
TL: (415) 331-3004
FX: (415) 331-7903

MacKay & Somps 1955 The Alameda San Jose, CA 95126 TL: (408) 985-0960 EX: (408) 985-8668 **MVE & Partners 1900 Main St., 8th Floor Irvine, CA 92614 TL: (949) 809-3388 FX: (949) 809-3399**

Project:

Delmas Avenue Development Site

Planned Development Zoning City of San Jose, California



374 West Santa Clara Street, San Jose CA 95196

City of San Jose
PBCE ~ PLANNING

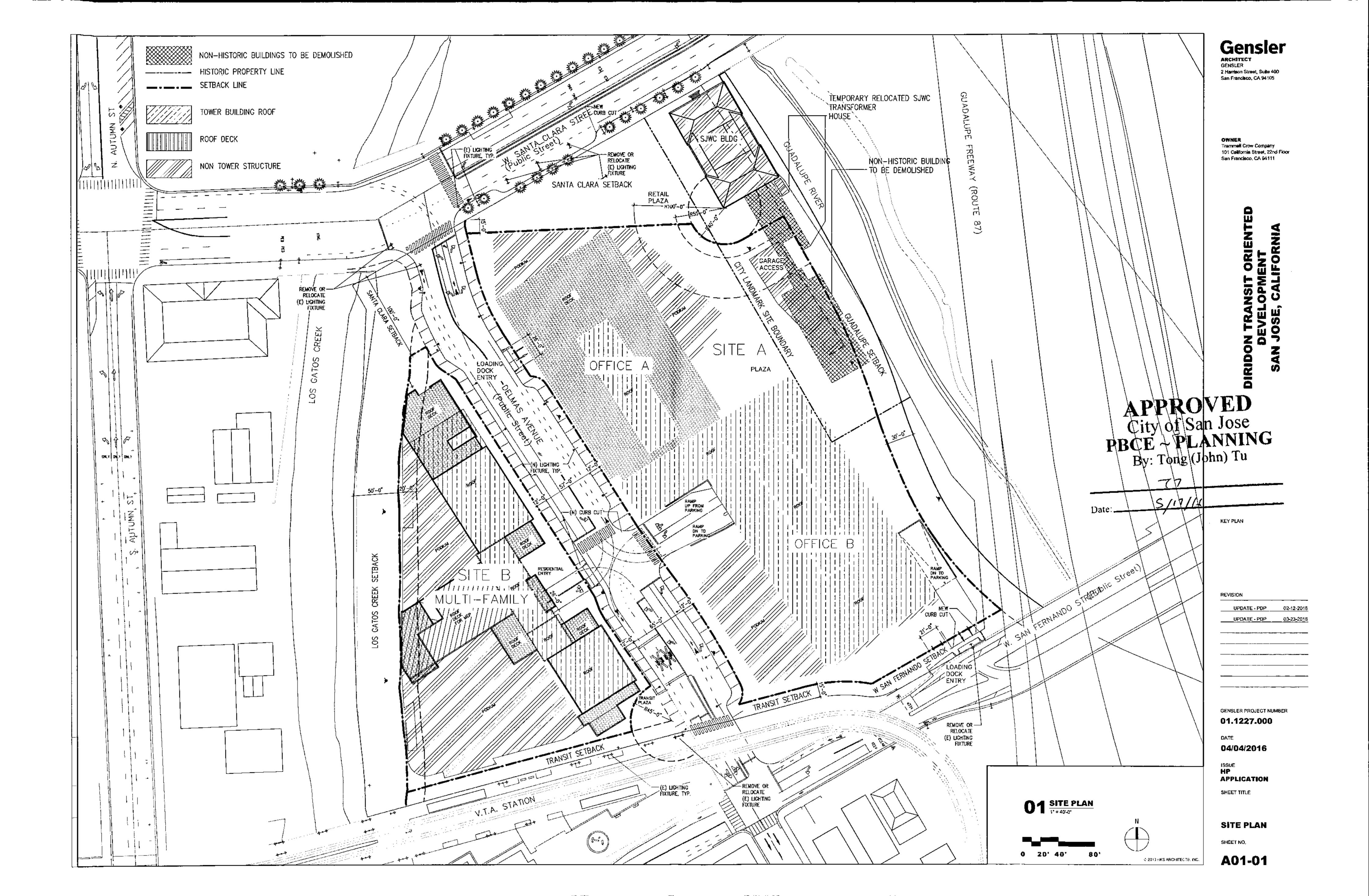
By: Akoni Danielsen

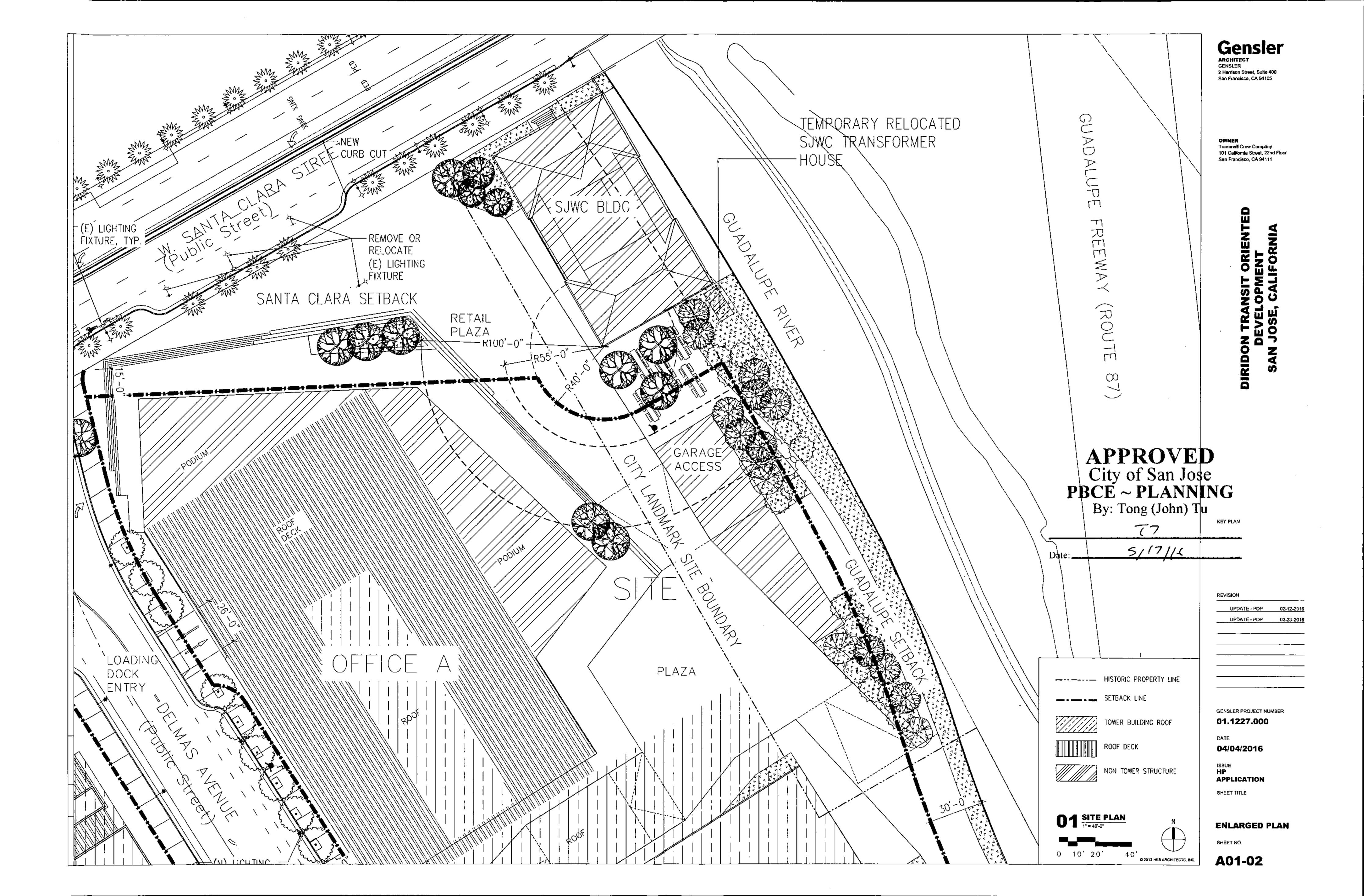
A.O.


No. is	ssue Desci	ription			Date
1 PD	PERMIT	SET			05/14/
2 PD	PERMIT	SET	REVISIO	N	01/14/
				_	
			 		
				_	
					·
			<u> </u>		
			·· ·- ·-		
		· · · · · · · · · · · · · · · · · · ·			<u> </u>
		_			
					,
Drawn by	: BVF		Reviewec	by:	
Project N	o: 02-01	58-	12		
02_D.DV	٧G				05/14/0
Sheet Titl	es:				
Maxi	mum	He	ight		

Original drawing is 24" x 36". Scale entities accordingly if re

2







Gensler

San Francisco, CA 94105

539 Bryant Street, Suite 100 San Francisco, CA 94107

San Francisco, CA 94111

PROJECT REFERENCE NUMBER

DEVELOPMENT PERMIT

The PD zoning (defined as the "project") allows a mixed-use commercial and residential development located in the greater downtown area of San Jose. It further allows the phased development of up to 1.025 million square feet of commercial and retail use east of Delmas Avenue on Site A, and up to 325 residential units and up to 15,000 square feet of commercial and retail uses west of Delmas Avenue on Site B, subject to the guidelines ("Guidelines") which consist of Sections A and B below. The historic San Jose Water Company headquarters building is located in the northeast corner of the site. The main rectangular building (approx. 15,900 SF) fronting Santa Clara Street will remain, and will have commercial and/or retail uses subject to market demand. The transformer House will be retained on site or relocated to another location on Site A (as set forth in detail in Section A.6.0). All other buildings will be removed. Delmas Avenue to the west is planned to orient pedestrian and vehicle traffic to the adjacent waterways and create a visual link between the park to the north and proposed station to the south. Parking for the commercial space east of Delmas Avenue will be provided in structured garages with up to four levels below-grade and up to five levels above-grade. Parking for the residential space west of Delmas Avenue will also be provided in structured garages with up to three levels below grade and up to five levels above-grade. The project construction may be phased. Along Los Gatos Creek and the Guadalupe River, all new building structures will have minimum landscaped setback areas which will include pedestrian trails (up to 8 feet wide) and seating areas. These Development and Performance Standards are consistent with the City's Commercial Design Guidelines, Residential Design Guidelines, and the Guadalupe River Park and Gardens Urban Design Guidelines as amended.

A. Site A – East of Delmas

1.0 Context

Site A is located along the eastern side of Delmas Avenue and is designated as the commercial zone within this development. Uses generally include "Commercial" (as defined in Section A.2.1.1 below) and the potential for first and second level "Retail" (as defined in Section A.2.1.2 below) development. The site is bounded by Santa Clara Street to the north, Delmas Avenue to the west, the Guadalupe River corridor to the east and San Fernando Street to the south. The VTA rail line runs across the southwestern corner of the site. The site includes the existing San Jose Water Company Building.

2.0 Land Use

2.1 Allowable uses on Site A include the following:

2.1.1 All uses either categorized under the headings of, or listed individually as, Education and Training, Private Club or Lodge, Health Club, Gymnasium, Offices and Financial Services, Public, Quasi-Public and Assembly Uses, Recycling Uses, Transportation and Utilities, Transportation and Communication, and Electric Power Generation [collectively "Commercial"] in either Table 20-90 for Zoning District CN or Table 20-140 for Zoning District DC of the San Jose Municipal Code (as such tables are in effect on the date of PD Zoning approval for this project). Such uses shall be Permitted, Conditional, Special or Administrative, as indicated in those tables and subject to the rules set forth in San Jose Municipal Code Sections 20.40.100 and 20.70.100 (as in effect on the date of PD Zoning approval for this project) except as follows:

(a) In the event of a conflict between Table 20-90 and Table 20-140, the project shall be subject to the more permissive of the regulations.

- (b) The following uses which are listed in Tables 20-90 and Table 20-140 shall all be "P" (Permitted Uses), notwithstanding the designation given, or the prohibition of, these uses in these tables: all uses listed under Education and Training; Health Club, gymnasium; Swim and Tennis Club; Private clubs and lodges; Museums, libraries, community centers (Privately operated); Television, radio studios without antenna/dishes; Auditoriums; Short-term parking lot for uses or events other than on-site (which includes, but is not limited to, parking by Pavilion event patrons); Wireless communication antenna; Stand-by/Back-up Facilities that do not exceed noise or air standards.
- 2.1.2 All uses either categorized under the headings of, or listed individually as, General Retail, Education and Training, Entertainment and Recreation Related, Food Services, Health and Veterinary Services, General Services, Public, Quasi-Public and Assembly Uses, Recycling Uses, Transportation and Utilities, Transportation and Communication, Vehicle Related Uses (collectively "Retail") in either Table 20-90 for Zoning District CN or Table 20-140 for Zoning District DC as amended. Such uses shall be Permitted, Conditional, Special or Administrative, as indicated in those tables and subject to the rules set forth in San Jose Municipal Code Sections 20.40.100 and 20.70.100 as amended, except as follows:

(a) In the event of a conflict between Table 20-90 and Table 20-140, the project shall be subject to the more permissive of the regulations.

- (b) The following uses which are listed in Tables 20-90 and Table 20-140 shall all be "P" (Permitted Uses), notwithstanding the designation given to, or the prohibition of, these uses in these tables: Alcohol/off-site sales; Outdoor vending; all uses listed under Education and Training; Health club, gymnasium; Swim and tennis club; Drinking establishments; Private clubs and lodges; Museums, libraries, community centers (Privately operated); Television, radio studios without antenna/dishes; Auditoriums; Short-term parking lot for uses or events other than on-site (which includes, but is not limited to, parking by Pavilion event patrons); Wireless communication antenna; Stand-by/Back-up Facilities that do not exceed noise or air standards.
- 2.1.3 Parking within an above-grade podium and below-grade parking structures that may be connected below-grade with Site B.
- 2.1.4 The site currently includes the existing San Jose Water Company Building, with its attendant office and daytime parking uses. The site also currently contains groundwater production, treatment and distribution facilities and related infrastructure and uses attendant to a water supply utility. The site also currently is used as a parking lot for evening and weekend parking uses by Pavilion event patrons. Because it is not known when full development of the site with its high-density office uses will be implemented, it may be necessary or desirable for the property owner to make minor modifications or additions to the buildings on or uses of the site (so as to maintain the viability of the existing uses) during the period before the site is developed for its contemplated high-density uses. Such modifications or additions will be permitted pursuant to a PD permit, at the discretion of the Planning Director, where such modifications or additions are allowed in the zoning district that applied to the site immediately prior to adoption of the PD zoning for the site (i.e., CN, LI and HI, as shown on the attached map, Figure

1 – Sheet 2c), or as permitted by these Development and Performance Standards (whichever is more permissive). Modifications, repairs, additions and enhancements to, and rehabilitation and replace of, groundwater production, treatment and distribution facilities and related infrastructure, and continuation of related use, also will be permitted pursuant to a PD permit, at the discretion of the Planning Director. Development of the site will be effectuated through issuance of PD permits or amendments to previously issued PD permits.

3.0 Physical Development Standards

3.1 Development Size and Density

3.1.1 There shall be a maximum total of 1,025,000 square feet (including space in the existing San Jose Water company Building) of Commercial and Retail space, of which (if 1,025,000 square feet of Commercial and Retail space is constructed) there shall be a minimum of 975,000 square feet and up to a maximum of 1,020,000 square feet of Commercial uses and a minimum of 5,000 square feet and up to a maximum of 50,000 square feet of Retail uses. Some uses qualify as both Commercial and Retail (as defined in these Guidelines) and may be permitted within either of the space limitations for Commercial or Retail. If 1,025,000 square feet is constructed, a minimum of 40,000 square feet shall be "Activity Generating Space" defined to mean space devoted to either Commercial or Retail uses which is located on the first one or two levels, incorporates clear or lightly tinted glass to provide transparency between interior and exterior activity, and is accessible from individual entrances directly from perimeter ground level. Any restaurant not located in the San Jose Water Company Building, but which is located on the Guadalupe River side of the project, shall front on or be within 150 feet of the Santa Clara Setback or an Emergency Vehicle Access lane – Site A (which setback is shown on Sheet 2a-1) in order to have emergency vehicle access.

3.1.2 All new Commercial and Retail development shall be located above or at the exterior edge (either within the structure or opened to the structure) of structured and below-grade parking, with the exception of the existing 15,900 square foot portion of the San Jose Water Company Building.

3.2 Height

- 3.2.1 Podium Maximum height of the above-grade parking podium shall not exceed five levels (which shall not exceed 70 feet) except as set forth in Sections A.3.2.2 of these Guidelines.
- 3.2.2 Towers The maximum height of towers including parapets, architectural elements and mechanical equipment enclosures, shall not exceed a vertical envelope of 300 feet above mean sea level beginning at the property north boundary along Santa Clara Street and 316 feet above mean sea level at the property south boundary along San Fernando Street.
- (a) It is desirable that the heights of the towers vary across the site.
- 3.3 Perimeter Setbacks and Stepbacks The objective of the setbacks and stepbacks is to create a strong urban edge along Delmas Avenue and San Fernando Street, to create a view corridor along Santa Clara Street to the Guadalupe River, to provide an accessible and visible plaza area next to the existing San Jose Water Company Building, and to minimize the impacts to the Guadalupe River while providing access to the creek trail system. Refer to the Land Use Plan Sheet 2a-1.
- 3.3.1 Delmas Setback: In order to create a strong urban edge, the structure adjacent to Delmas Avenue may have a zero foot setback and no more than a 40 feet setback from the right-of-way and there shall be a minimum 15 foot sidewalk within the right-of-way from the back of curb to front of structure (refer to sheet 2f) to the satisfaction of the Director of Planning, Building and Code Enforcement. The tower setbacks (above the podium) along Delmas Avenue may vary (refer to sheet 2d). See Section A.3.2.3 of these Guidelines.
- 3.3.2 Guadalupe River Setback: The project shall have an above-grade Setback Zone of 30 feet measure from the channel wall, in which no permanent buildings other than landscape structures shall be built (refer to sheet 2d), to the satisfaction of the Director of Planning, Building and Code Enforcement. Below-grade garage is allowed under the Setback Zone.
- 3.3.3 Santa Clara Setback SITE A: Above-grade structures are set back behind the open space zone shown as Santa Clara Setback Site A on the Land Use Plan, sheet 2a-1 – to the satisfaction of the Director of Planning, Building and Code Enforcement.
- 3.3.4 VTA setback: Zero setbacks along the VTA property line are permitted to create building facades that are parallel to San Fernando Street to the satisfaction of the Director of Planning, Building and Code Enforcement.
- 3.3.5 San Fernando Setback: Above-grade structures shall be set back a minimum of 20 feet from the back of right-of-way along San Fernando Street, as such right-of-way is shown on sheet 2a-1, to the satisfaction of the Director of Planning, Building and Code
- 3.3.6 Pedestrian Connection between Guadalupe River Setback and San Fernando Setback: Provide an appropriate pedestrian connection to San Fernando Street from the property line to the satisfaction of the Director of Planning, Building and Code Enforcement.
- 4.0 Off-Street Parking and loading standards
- 4.1 Parking shall be provided in structure garages with up to four levels of below-grade and up to five levels above-grade. The two garages for Site A and Site B may be connected below grade. Parking shall follow City of San Jose Municipal Code Section 20.70 Downtown Zoning Regulations as amended. In addition, the following parking requirements shall be used to determine minimum standards for off-street
- 4.1.1 Access to and egress from the parking can be from Delmas Avenue, San Fernando Street, and within the site.
- 4.1.2 Off-street parking spaces shall meet uniform-size car spaces or size requirements per Section 20.90.100; Table 20-220 of the City of San Jose Municipal Code as amended with the following exception: a minimum 24 foot wide two-way drive aisle shall be permitted.
- 4.2 All truck loading and unloading areas shall be consistent with the City of San Jose Municipal Code Sections 20.90.700 20.90.780 or Section 20.90.400 Downtown Off-Street Loading Requirements as amended.
- 4.3 A curb adjacent loading zoning shall be provided for a maximum of 25% of the Delmas Avenue frontage.
- 5.0 Landscape and Open Space Guidelines
- 5.1 It is intended that the landscape design for the Santa Clara Setback Site A should complement and create a design consistency with the existing Guadalupe River Park and Gardens (Confluence East) to the north of Santa Clara Street.
- 5.2 The Setback Zone on the Guadalupe River shall be designed for public access and may include both passive and active activities.
- 5.3 Trees shall be planted along Delmas Avenue at a typical spacing of approximately twenty-five feet on-center.
- 6.0 Urban Form Guidelines
- 6.1 It is desirable that the design for the site recognizes the Guadalupe River frontage as an important element.
- 6.2 The Santa Clara Setback Site A opens up views of the river from the street and is intended to create a new open space highlighting the existing San Jose Water Company Building and serve as a visual gateway to the Downtown core.
- 6.3 Building heights and setbacks should be varied along the Guadalupe River to create spaces that provide opportunities to create a variety of "river edge typologies" and the development of passive and active activity zones.
- 6.4 It is desirable to locate a building at the corner of Santa Clara Street and Delmas Avenue that reflects the strategic importance of this location and creates a visual gateway to the Downtown core.
- 6.5 The creation of a system of promenades, paseos and trails is desirable to create strong linkages throughout the site and to adjacent areas. This should be encouraged as follows:
- 6.5.1 Public access to walkway/trails within open spaces along Santa Clara Street and the Guadalupe River.
- 6.5.2 An at-grade linkage through ground-floor building is desirable in order to create a mid-block connection between Delmas Avenue and the Guadalupe River.
- 6.5.3 It is desirable that the streetscape along Delmas Avenue and San Fernando Street be developed to create an enhanced pedestrian

- 7.0 Architectural Guidelines Building Tower and Ground Level Orientation
- 7.1 Lower level podiums should be designed to orient to the Delmas Avenue re-alignment.
- 7.2 Active ground level uses should be enhanced within Site A as follows:
- 7.2.1 Along Delmas Avenue and Santa Clara Street frontages, ground level uses should include transparent storefront treatments with architectural elements that promote an enhanced pedestrian experience. These elements should be architecturally integrated within the overall building design.
- 7.2.2 Along the frontage to the Guadalupe River, the Setback Zone should be designed to promote a variety of passive and active uses.
- 7.3 Up to four towers shall be allowed in Site A.
- 7.4 Bridging between towers is allowed.
- 8.0 Architectural Guidelines Building Design and Materials
- 8.1 Buildings should be designed with four attractive facades.
- 8.2 Building design should recognize the distinctive and varied character of the site.
- 8.2.1 Development of horizontal and vertical elements is encouraged to create a varied and interesting pedestrian experience.
- 8.2.2 Buildings along the Guadalupe River should avoid homogeneous and unrelieved facades
- 8.2.3 Building design should be encouraged to have an architecturally interesting skyline.
- 8.3 The building design as viewed form the ground level along the Guadalupe River, Delmas Avenue, San Fernando Street and Santa Clara Street should help to enliven and enhance the pedestrian experience. This may be accomplished in a variety of ways including the following:
- 8.3.1 The design and placement of entrances, windows and storefronts in a manner that invites and engages pedestrian interaction with interior uses.
- 8.3.2 Development of "green walls" by incorporating vine pockets or "green screens" into the architectural design.
- 8.3.3 Incorporating features of function and visual interest such as seating and trellises.
- 8.4 Buildings should include articulation and variation of street level, podium base, and towers.
- 8.4.1 The use of clear or lightly tinted glass at street level should be encouraged.
- 8.4.2 Low-reflective cladding and windows shall be used so as to minimize solar reflections onto the river.

B. Site B – West of Delmas

1.0 Context

Site B is located along the western side of Delmas Avenue and is designated as the residential zone within this development. Uses include residential development and the potential for ground level Retail and Commercial development. The site is bounded by Santa Clara Street to the north, Delmas Avenue to the east, the Los Gatos Creek corridor to the west and San Fernando Street to the south. The VTA site runs across the southern boundary of the site.

2.0 Land Use

2.1 Allowable Uses on Site B include the following:

- 2.1.1 All uses categorized under the headings of Residential Uses, Residential Accessory Uses and Improvements, Transportation and Utilities Uses and Electrical Power Generating Uses in San Jose Municipal Code Table 20-5- for Zoning District R-M (as in effect on the date of PD Zoning approval for the project). Such uses shall be Permitted, Conditional, or Special, as indicated in that table and subject to the rules set forth in San Jose Municipal Code Section 20.30.100 (as in effect on the date of PD Zoning approval for the project). Short-term parking lot for uses or events other than on-site (which includes, but is not limited to, parking by Pavilion event patrons) also shall be a
- 2.1.2 At-grade (first floor) Commercial or Retail uses (as defined in Sections A.2.1.1 and A.2.1.2 of these Guidelines.)
- 2.1.3 Parking within an above-grade podium and below-grade parking structures that may be connected below-grade with Site A.
- 2.1.4 Allowable uses for creek side ground-accessed residential include any use categorized as Residential use or Residential Accessory Use and Improvement in San Jose Municipal Code Table 20-50 for Zoning district R-M (as in effect on the date of PD Zoning approval for the project).
- 2.1.5 The site currently contains groundwater production, treatment and distribution facilities and related infrastructure and uses attendant to a water supply utility. The site also currently is used as a parking lot for evening and weekend parking use by Pavilion event patrons. Because it is not known when full development of the site with its high-density residential uses will be implemented, it may be desirable or necessary for the property owner to make modifications to the site or uses of the site during the period before the site is developed for its contemplated high-density uses. Such modifications (specifically including, but not limited to, demolition of the existing residence and use of the property on which the residence sits for Pavilion parking) will be permitted pursuant to a PD permit, at the discretion of the Planning Director, where such modifications or additions are allowed in the zoning district that applied to the site immediate prior to adoption of the PD zoning for the site, or as permitted by these Development and Performance Standards (whichever is more permissive). Modifications, repairs, additions and enhancements to, and rehabilitation and replace of, groundwater production, treatment and distribution facilities and related infrastructure, and continuation of related uses, also will be permitted pursuant to a PD permit, at the discretion of the Planning Director. Development of the site will be effectuated through issuance of PD permits or amendments to previously issued PD permits.
- 3.0 Physical Development Standards
- 3.1 Development Size and Density
- 3.1.1 Up to 325 residential units shall be allowed.
- 3.1.2 There shall be a minimum of 2,000 square feet and a maximum of 15,000 square feet of at-grade Commercial and Retail space.

Gensler ARCHITECT GENSLER 2 Harrison Street, Suite 400

> H(S ARCHITECT HKS, INC. 539 Bryant Street, Suite 100

> > San Francisco, CA 94107

San Francisco, CA 94105

OWNER Trammell Crow Company 01 California Street, 22nd Floor San Francisco, CA 94111

GENERAL DEVELOPMENT PLAN

KEY PLAN

REVISED

A (PD) PLANNED DEVELOPME

ORDINANCE NO. 29738

EFFECTIVE DATE 6/24/16

CC APPROVAL DATE 5/24/16

DATE LAST REVISED

UPDATE - PDP UPDATE - PDP UPDATE - PDP

PROJECT REFERENCE NUMBER

PD15-061

04/22/2016

PLANNED **DEVELOPMENT PERMIT**

SHEET TITLE **C-PDZ APPROVED** DEVELOPMENT

STANDARDS

3.2 Height

- 3.2.1 Podium Maximum height of the above-grade parking podium shall not exceed five levels (which shall not exceed 70 feet) (refer to sheet 2d), except as set forth in Sections B.3.2.3 and B.3.2.4 of these Guidelines.
- 3.2.2 Towers The maximum height of the residential tower(s) including parapets, architectural elements and mechanical equipment enclosures, shall not exceed a vertical envelope of 217 feet above mean sea level beginning at the property north boundary along Santa Clara Street and rising to 217 feet above mean sea level at the property south boundary along West San Fernando Street. For additional stepback requirements, see Section B.3.3.4 of these Guidelines.)
- 3.2.3 The structure adjacent to Los Gatos Creek shall not exceed 45 feet in height along the Primary Setback Zone (refer to sheet 2d), except in accordance with Section B.3.3.4 of these Guidelines.
- 3.3 Perimeter Setbacks and Stepbacks The objective of the setbacks is to create a strong urban edge along Delmas Avenue, maintain the view corridor along Santa Clara Street, provide an accessible and visible plaza area next to the proposed VTA site and minimize the impacts to Los Gatos Creek, while providing access to the creek trail system. Refer to sheets 2a-1 and 2d.
- 3.3.1 Delmas setback and stepback: In order to create a strong urban edge, the structure adjacent to Delmas shall have a zero foot setback from the right of way and there shall be a minimum 15 foot sidewalk within the right-of-way from the back of curb to front of structure to the satisfaction of the Director of Planning, Building and Code Enforcement..
- 3.3.2 Santa Clara setback Side B: The structure shall have a minimum setback from the Santa Clara right-of-way of 100 feet (refer to the Santa Clara Setback Site B on sheet 2d.) to the satisfaction of the Director of Planning, Building and Code Enforcement.
- 3.3.3 Transit setback: The structure shall have a minimum setback of 15 feet from the VTA Site together with an additional setback area within a 45 foot radius originating from the point of intersection of the Delmas Avenue Setback and this 15 foot setback to the satisfaction of the Director of Planning, Building and Code Enforcement.
- 3.3.4 Los Gatos Creek: The project shall have a Primary Setback Zone of 50 feet measured from the top of bank in which no permanent buildings other than landscape structures shall be located (refer to sheet 2d) to the satisfaction of the Director of Planning, Building and Code Enforcement. To further enhance the Los Gatos Creek edge, a stepback zone ("Special Tower Zone (Residential)") shall be created which limits the amount of structure that may be built within the zone that is between 50 and 70 feet measures from the top of bank. Within the Special Tower Zone (Residential), no structure shall exceed a height of 45 feet with the following exception: portions of the building which are greater than 45 feet in height may encroach within this zone, provided that the portion of the structure within this zone which reaches 70 feet in height shall not exceed 50% of the area of this zone and the portion of the structure which reaches the building envelope height shall not exceed 35% of the area of this zone. (The area that reaches the building envelope height is included in the area that reaches 70 feet.) Beyond 70 feet measured from the top of bank, the height of the towers shall conform to the building height envelope requirements set forth in Section B.3.2.2 of these Guidelines.

4.0 Off-Street Parking and Loading Standards

- 4.1 Parking shall be provided in structured garages with up to three levels of below-grade parking and up to five levels of above-grade structured parking. Parking shall follow City of San Jose Municipal Code Section 20.70 Downtown Zoning Regulations as amended. In addition, the following parking requirements shall be used to determine minimum standards for off-street parking:
- 4.1.1 The number of spaces provided shall be per Chapter 20.70 Downtown Zoning Regulations Section 20.70.100, Table 20-140 of the City of San Jose Municipal Code as amended.
- 4.1.2 Commercial or Retail uses shall not be required to provide any off-street parking.
- 4.1.3 Off-street parking spaces shall meet the size requirements per Section 20.90.100; Table 20-220 of the City of San Jose Municipal Code as amended with the following exception: a minimum 24 foot wide two-way drive aisle shall be permitted to the satisfaction of the Director of Planning, Building and Code Enforcement.
- 4.1.4 Access to and egress from the parking shall be from Delmas Avenue.
- 4.2 No off-street loading spaces shall be required for Site B. A curb adjacent loading zone shall be provided for a maximum of 25% of the Delmas Avenue frontage.
- 4.3 No on-grade outdoor storage shall be permitted.
- 5.0 Landscape and Open Space Guidelines
- 5.1 The primary Setback Zone on Los Gatos Creek shall be designed for public access and may include both passive and active activities.
- 5.1.1 Development shall be set back from the Santa Clara Setback Site B to open up the natural creek edge to the public and provide a linkage from the Guadalupe River Park to the site. Refer to sheet 2a-1.
- 5.1.2 Development of additional plazas/gathering places along Los Gatos Creek shall be encouraged.
- 5.2 Landscaping along the Los Gatos Creek frontage should include appropriate plant materials consistent with the recommendations of that certain biological report prepared by H.T. Harvey & Associates and dated April 29, 2002.
- 5.3 It is intended that planting within the Santa Clara Setback Site B should reflect and integrate with both the natural riparian landscape and the existing Guadalupe River Park and Gardens (Confluence East) to the north of Santa Clara Street.
- 5.4 Trees shall be planted along Delmas Avenue at a typical spacing of approximately twenty-five feet on center.
- 5.5 Existing palm trees along Santa Clara Street should remain, but their locations may be moved.

6.0 Urban Form Guidelines

- 6.1 The creation of a system of promenades, paseos and trails is desirable to create strong linkages throughout the site and to adjacent areas. This should be encouraged as follows:
- 6.1.1 Developed streetscape along Delmas Avenue and the VTA station.
- 6.1.2 Public walkway/trails within open spaces along Santa Clara Street and Los Gatos Creek linking the VTA site to the Arena.
- 6.1.3 Development of a pedestrian plaza between the proposed VTA site and the residential building.
- 7.0 Architectural Guidelines Building Tower and Ground Level Orientation
- 7.1 Ground floor podium frontage shall provide entrances along Delmas Avenue.
- 7.2 Access to residential towers shall be encouraged along the Delmas frontage and/or from the plaza at the VTA Station.
- 7.3 Up to two residential towers may be located above the podium.
- 8.0 Architectural Guidelines Building Design and Materials
- 8.1 Buildings should include articulation and variation at street level, podium base, and towers.
- 8.1.1 The use of clear or lightly tinted glass at street level should be encouraged.
- 8.1.2 Low-reflective cladding and windows shall be used so as to minimize solar reflections onto Los Gatos Creek.
- 8.2 It is intended that the residential building(s) on Site B should have its own identity when compared to the commercial Site A, but remain thematically consistent.
- 8.2.1 Building facades should be articulated both vertically and horizontally.
- 8.2.2 Building facades should reflect residential character while maintaining a balanced and harmonious composition.
- 8.2.3 Balcony treatments should reinforce the composition of the building skin.
- 8.2.4 Building design should be encouraged to have an architecturally interesting skyline.
- 8.3 The edge treatment of the above-grade parking should be accomplished in such a way as to enliven the adjacent pedestrian experience and screen open sides from public view.
- 8.3.1At the Los Gatos Creek edge, garage levels that are not screened by residential uses shall be screened with landscape or architectural materials.
- 8.3.2 At the VTA site and Delmas Avenue edge, garage levels that are not screened by residential uses shall be screened with landscape or architectural materials.
- 8.4 Specific floor plans and architectural elevations shall be provided as a part of the Planned Development Permit process.
- C. Public Off-Site Improvements
- 1.0 Re-Aligned Delmas Street
- 1.1 Delmas Street may be realigned (at the property owner's sole discretion) with a slight bow to the west (at the property owner's sole discretion). The intersections at Santa Clara and San Fernando Streets shall remain in their existing locations.
- 1.2 The re-alignment of Delmas Street creates a strong visual connection from the transit plaza, adjacent to the VTA station, north across the intersection of Santa Clara and Delmas Streets and into the park terminating at the confluence of the two waterways that surround this site, Los Gatos Creek and the Guadalupe River.
- 2.0 Traffic Signal
- 2.1 The intersection of Delmas Avenue and Santa Clara Street will be signalized and the westbound left-turn pocket on Santa Clara will be lengthened from 120 to 300 feet, coincident with the development of the east of Delmas commercial side of the project.
- 3.0 Traffic Circulation(to be implemented once the east of Delmas commercial side of the project is developed)
- 3.1 The project will widen San Fernando Street along the project frontage to add left-turn lanes on the east and west approaches at Delmas Avenue.
- 3.2 The project will add two intersections (one signalized and one right-in/right-out unsignalized) to Delmas Avenue between Santa Clara and San Fernando Streets.
- 3.3 The project will widen Delmas Avenue between Santa Clara Street and San Fernando Street to provide for a southbound left-turn lane into the project driveway and a second southbound through lane at San Fernando Street.
- 4.0 Undergrounding
- 5.0 Electrical
- D. Other Project Process of Design Standards
- 1.0 Aviation:
- 1.1 FAA No Hazard Determination: Prior to Building Approval, proposed structures of more than 55 feet in height above-grade shall be submitted to the FAA for airspace safety review via filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) for each corner of the proposed structure and any higher point. The location and elevation data on the FAA forms shall be prepared by a licensed civil engineer or surveyor using NAD83 latitude/longitude coordinates out to hundredths of seconds and NAVD88 elevations rounded off to next highest foot. Any conditions set forth in the FAA determinations, when issued, shall be incorporated into the PD permit conditions of approval.
- 1.2 Avigation Easement: Prior to issuance of building permits for any site development, the property owner shall grant an Avigation Easement to the City to set forth acceptance of aircraft noise and elevation restrictions.

- 2.0 Flooding: The project will meet all the requirements of the City's Floor Hazard Ordinance and will comply with all relevant FEMA regulations, which presently require that the townhouses fronting Los Gatos Creek be constructed with finished floor elevations one foot above the 100-year floor elevation.
- 3.0 Riparian Setback and Storm Water Runoff:
- 3.1 Only buildings and landscape areas shall front the riparian setback areas; entrance roads and parking lots shall not be constructed adjacent to the setback zones; the exception would be for emergency vehicle access and/or access for maintenance vehicle use, both of which would not require regular use by vehicles. Pedestrian walkways shall be allowed within the proposed setbacks for both streams; walkways will be no closer than 10 feet from the top of bank. The 10-foot setback shall be densely planted with locally native trees and shrubs and will be designed and constructed in a manner that minimizes the creation of impervious surfaces.
- 3.2 Public access should be restricted from the riparian corridor; physical barriers should include either chain-link fence or other suitable, more decorative structures, like split rail or iron fencing that are effective at restricting access. Informational signs explaining the sensitivity of riparian corridors should be posted, particularly near potentially suitable access points.
- 3.3 The entire 50-foot setback area along Los Gatos Creek shall be planted with locally native shrubs and trees compatible with the adjacent riparian corridor. The 10-foot setback from the top of bank will be densely planted with locally native trees and shrubs. The planting of native species within the setback area would protect and enhance the adjacent riparian corridors. Species that could be planted include locally native willows and oaks. Invasive, exotic species should not be used in the landscaping within or adjacent to the riparian corridor or setback area.
- 3.4 The project will provide public access to walkways/trails within the landscaped setback open spaces along Santa Clara Street and the site's Guadalupe River frontage. The project will also provide public access to walkways/trails within the landscaped setback open space along the site's Los Gatos Creek frontage, thereby linking the VTA LRT station to the HP Pavilion.
- 3.5 Lighting adjacent to and within the setback zone shall be minimized to the extent practicable and shall incorporate indirect and focused lighting away from the riparian areas.
- 3.6 Excess surface runoff from parking lots, entrance roads and building roof tops shall not be allowed to enter the streams without some form of pre-treatment (e.g., grease traps, grassy swales, planted stormwater retention/detention basins). Operation and maintenance of facilities shall include vector control measures. Any proposed infiltration devices shall be reviewed by both the City and SCVWD.
- 3.7 No new outfalls will be constructed as part of site development plans; existing outfalls will be utilized in their existing design configuration.
- 3.8 Fertilizers and pesticides used within landscape portions of the site shall be applied in a manner that prevents drift of airborne chemicals into the riparian zone/creek and prevents surface runoff and subsurface flow into the creeks, to the extent feasible.
- 3.9 Site development shall not involve the removal or trimming of existing riparian trees and shrubs along the Los Gatos Creek, except in the context of required maintenance. Any trimming or removal of riparian canopy will occur under the direction of a certified arborist or qualified biologist and shall not commence without first contacting the California Department of Fish and Game.
- 3.10 No grading shall occur at the top-of-bank or within the bed, bank or channels of the streams.
- 3.11 The project will comply with the City of San Jose Grading Ordinance, including erosion and dust control during site preparation and with the City of San Jose Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific measures would be implemented to prevent stormwater pollution and minimize potential sedimentation during construction.
- 3.11.1 Restricting grading to the dry season or meet other City requirements;
- 3.11.2 Use silt fencing to retain sediment on the project site;
- 3.11.3 Providing temporary cover of disturbed surfaces to help control erosion during construction;
- 3.11.4 Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.
- 3.12 The project will include post-construction structural controls where feasible, and Best Management Practices (BMPs) for reducing contamination in stormwater runoff as permanent features of the project.
- 4.0 Treatment of Existing San Jose Water Company Building:
- 4.1 There will be a primary setback zone from the San Jose Water Company building of 40 feet. This primary setback zone would be a landscaped plaza and no permanent buildings other than landscape structures (and the transformer building, if relocated) will be constructed in this minimum 40 foot setback zone.
- 4.2 Buildings in the second setback zone, between 40 and 55 feet from the San Jose Water Company Building, will not exceed 45 feet in height.
- 4.3 Buildings in the third setback zone, between 56 and 100 feet from the San Jose Water Company building, will not exceed 70 feet in height.
- 4.4 Beyond 100 feet from the San Jose Water Company building, the tower heights will conform to the building envelope requirements.
- 4.5 The buildings in the second setback zone, including walls for the parking podium, will be compatible with the architecture, materials, color, etc. of the existing San Jose Water Company building.
- 4.6 At the PD permit stage, the final design for the project will be reviewed by the San Jose Historic Preservation Officer and the San Jose Historic Landmarks Commission. A Historic Preservation Permit (Zoning Ordinance 13.48.210) will be required for any alteration or demolition of any structure on the Historic (i.e., Landmark) Parcel.
- 5.0 Treatment of Existing 1913 Transformer House: One of the following will be implemented as part of the project.
- 5.1 The transformer house will be retained on its historic site and rehabilitated according to the Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings (U.S. Department of Interior 1990). New construction in the vicinity of the building will be compatible with its historic character.
- 5.2 If the transformer house is to be relocated, it will be moved to a different location on the current parcel (within the area recommended by the architectural historian and noted on Figure 2 Sheet 2c. The relocated structure would be rehabilitated according to the Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings (U.S. Department of Interior 1990).
- 6.0 Glare-Reduction Methods: Lighting for outdoor uses shall be in compliance with City Council Policy 4-3 and related revisions included in the 2014-01-21 updated San Jose Interim Lighting Standards Non-residential LED Lighting Review Checklist as amended and in subsequent lighting city policies, which would reduce the potential for night-time glare. Development would use external building materials that minimize reflected glare and that are compatible with the architectural styles and materials of nearby buildings.

Gensler

GENSLER

2 Harrison Street, Suite 400
San Francisco, CA 94105

ARCHITECT
HKS, INC.
539 Bryant Street, Suite 100
San Francisco, CA 94107

OWNER
Trammell Crow Company
101 California Street, 22nd Floor
San Francisco, CA 94111

DIRIDON TRANSIT ORIENTE DEVELOPMENT SAN JOSE, CALIFORNIA

CC APPROVAL DATE 5/2-1/14

EFFECTIVE DATE 6/24/16

KEY PLAN

REVISION

 UPDATE - PDP
 02-12-2016

 UPDATE - PDP
 03-23-2016

 UPDATE - PDP
 04-01-2016

PROJECT REFERENCE NUMBER

DATE 04/22/2016

PD15-061

ISSUE **PLANNED**

SHEET TITLE

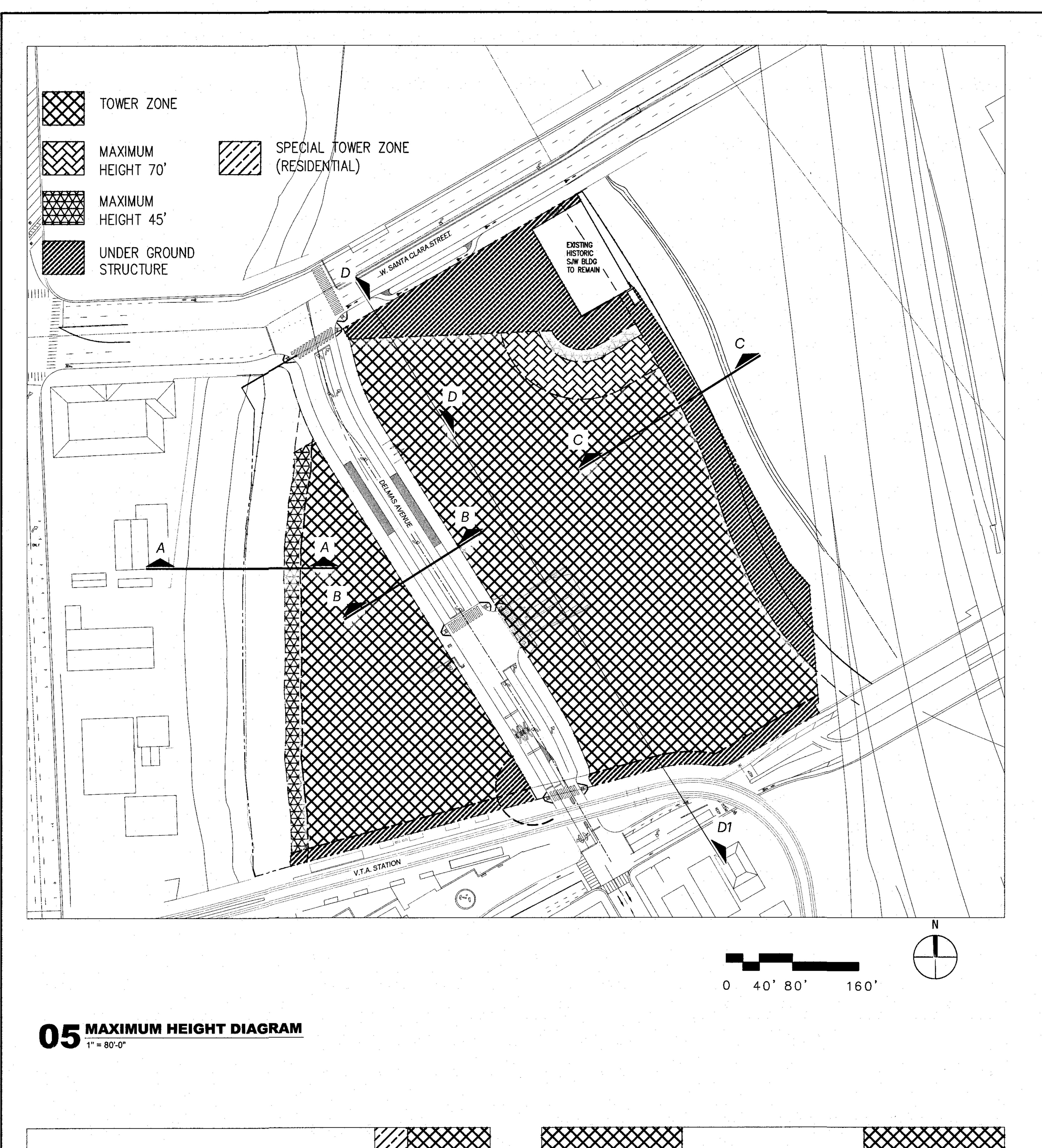
C-PDZ APPROVED

DEVELOPMENT

STANDARDS

SHEET NO.

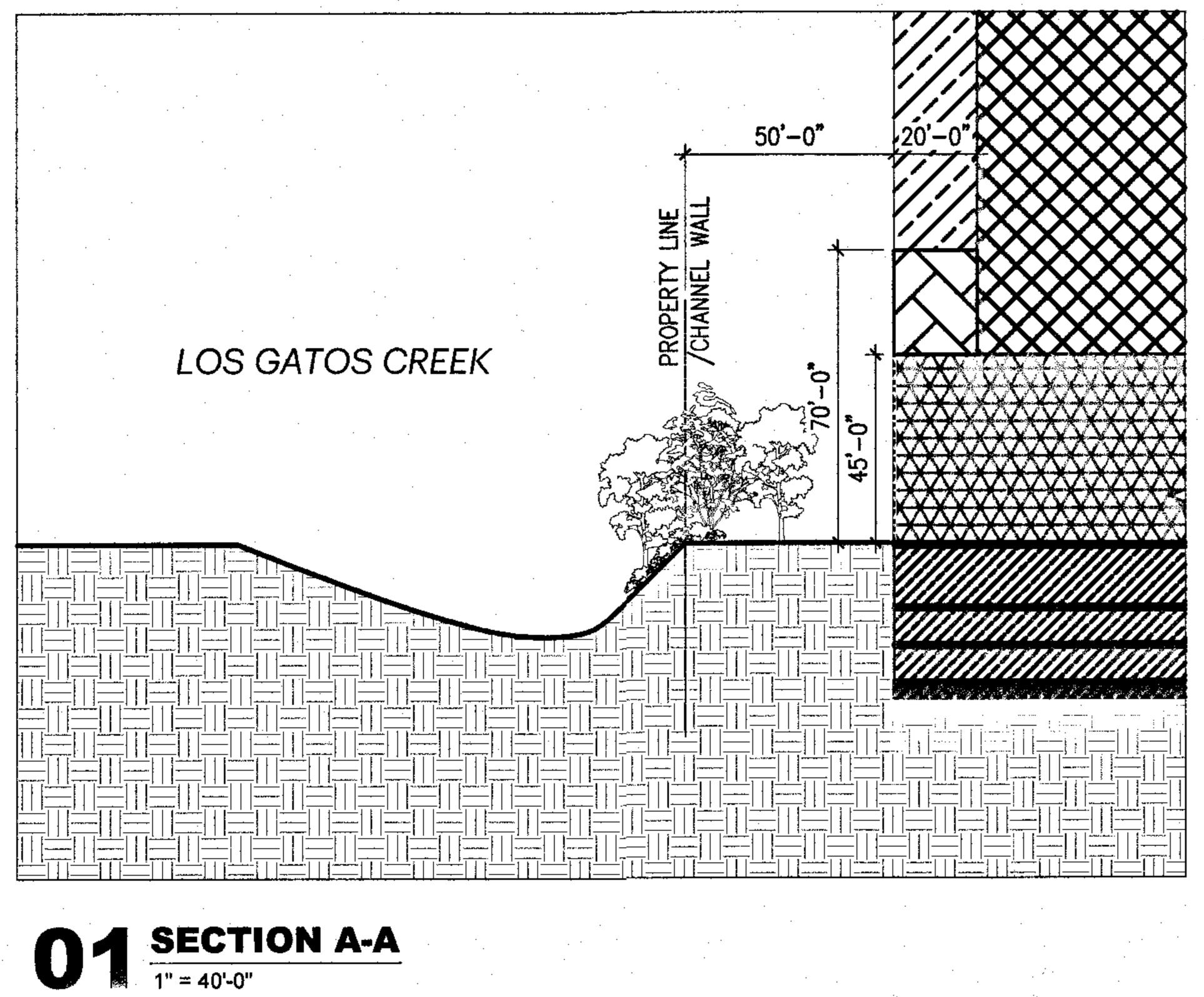
© 2013 HKS ARCHITECTS

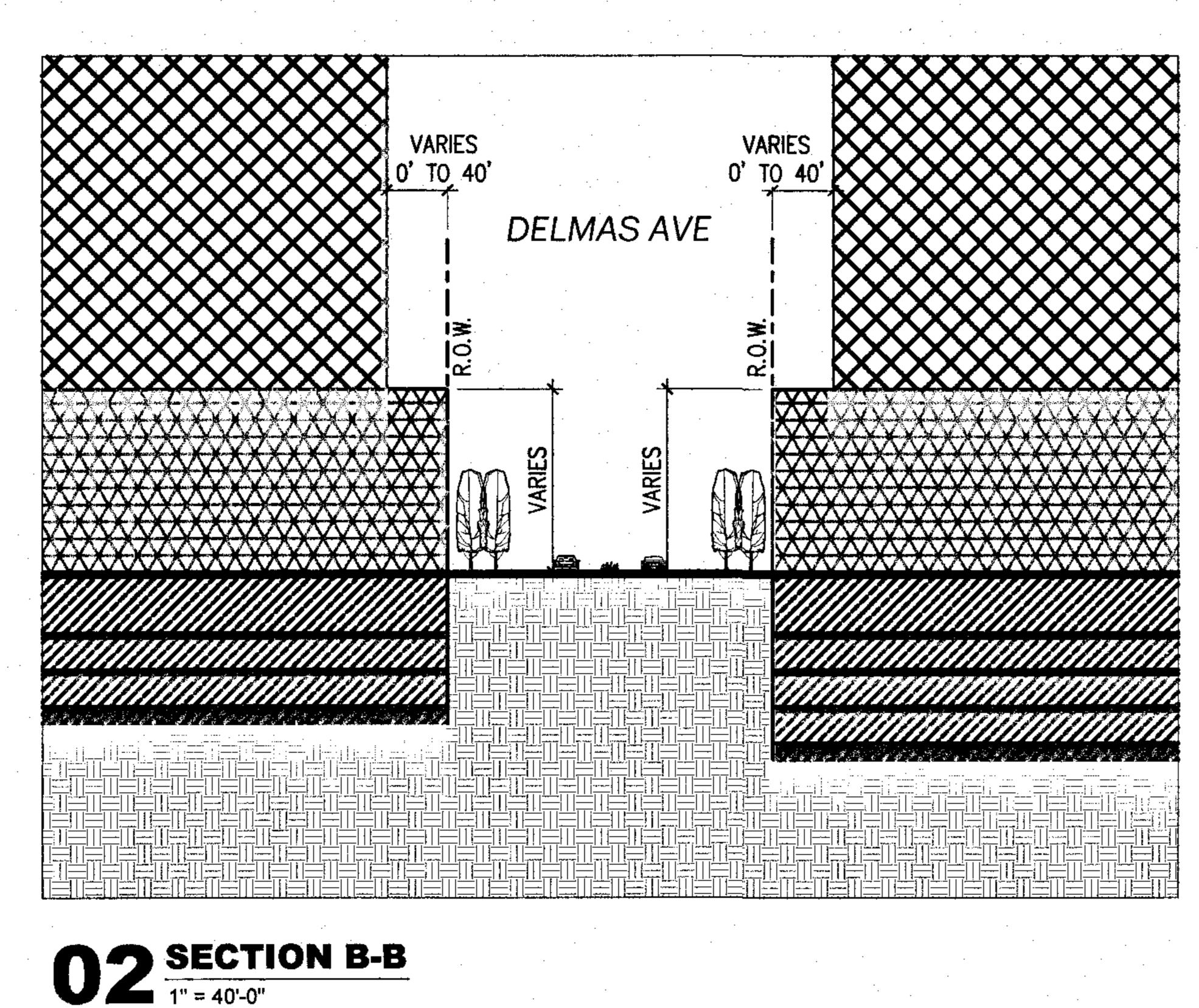


SPECIAL TOWER ZONE (Residential)

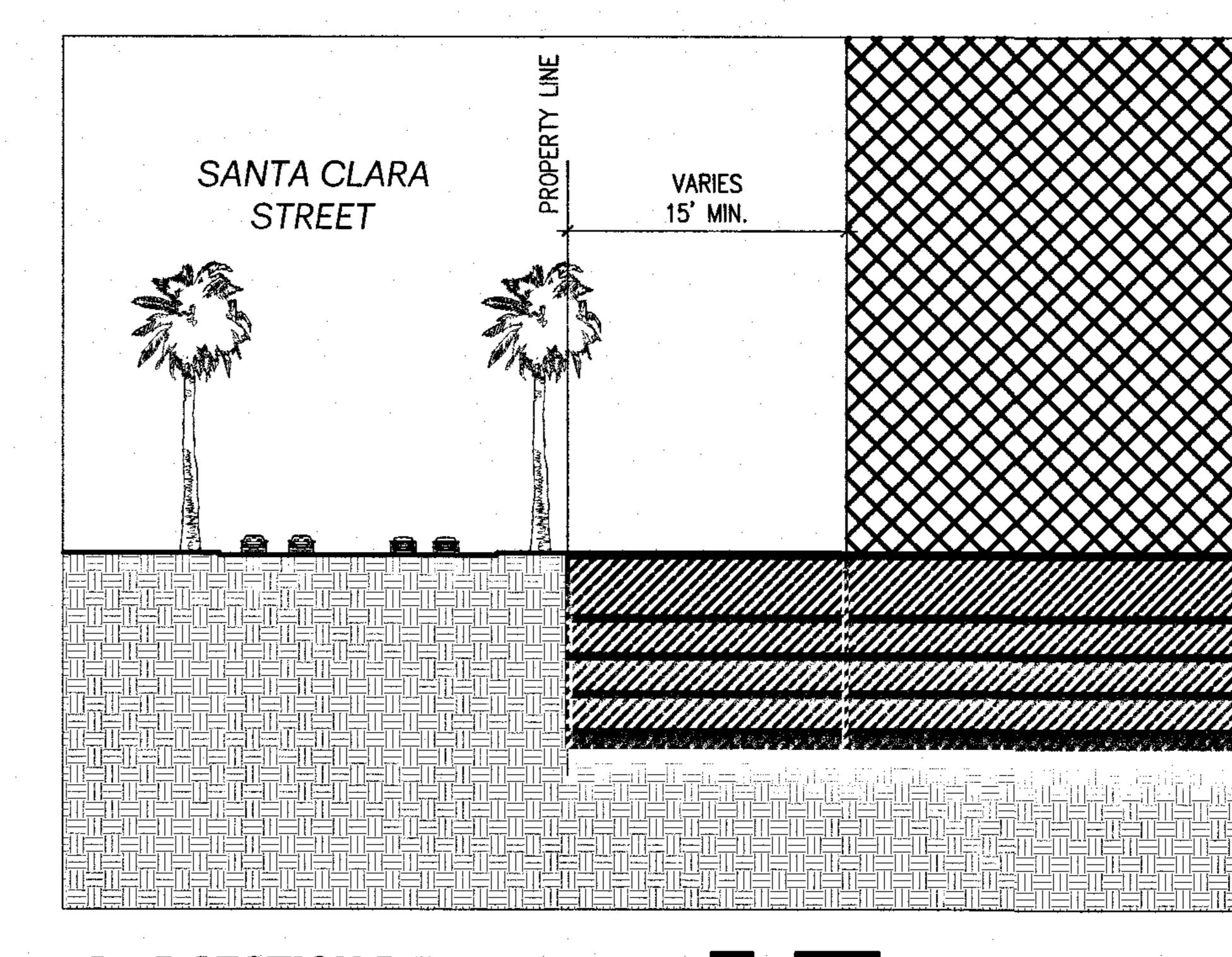
No structure shall exceed height of 45 feet with the following exception: portion of the above grade building which are greater than 45 feet in height may encroach within this zone, provide that portion of the structure within this zone which reaches 70 feet in height shall not exceed 50% of the area of this zone and the portion of the structures which reaches the building envelope height shall not exceed 35% of the area of this zone. (The area that reaches the building envelope height is included in the area that reaches 70 feet.) Refer to sheet 2d. Beyond 70 feet measured from top of bank, the height of the towers shall conform to the building height envelope requirements set forth in Section B3.2.2. of the Guidelines.

NOTE: ALL HEIGHTS TAKEN FROM ADJACENT GRADE UNLESS OTHERWISE NOTED.





 $03^{\frac{\text{SECTION C-C}}{1'' = 40'-0''}}$



 $04 \frac{\text{SECTION D-D}}{1" = 40'-0"}$

Gensler

2 Harrison Street, Suite 400 San Francisco, CA 94105

ARCHITECT HKS, INC. 539 Bryant Street, Suite 100 San Francisco, CA 94107

101 California Street, 22nd Floor San Francisco, CA 94111

HEIGHT

SHEET NO.

Zoning Development Standards Conformance

The site is currently in a Planned Development Zoning District (File No. PDC02-046) that requires the San José Water Works main building remains in place. The zoning allows the on-site relocation of the transformer house and the demolition of later non-historic additions to the building. The proposed rezoning and development permit project retains the building on the project site and allows for the development of new commercial and residential uses and underground parking on the remainder of the site, which is currently a surface parking lot.

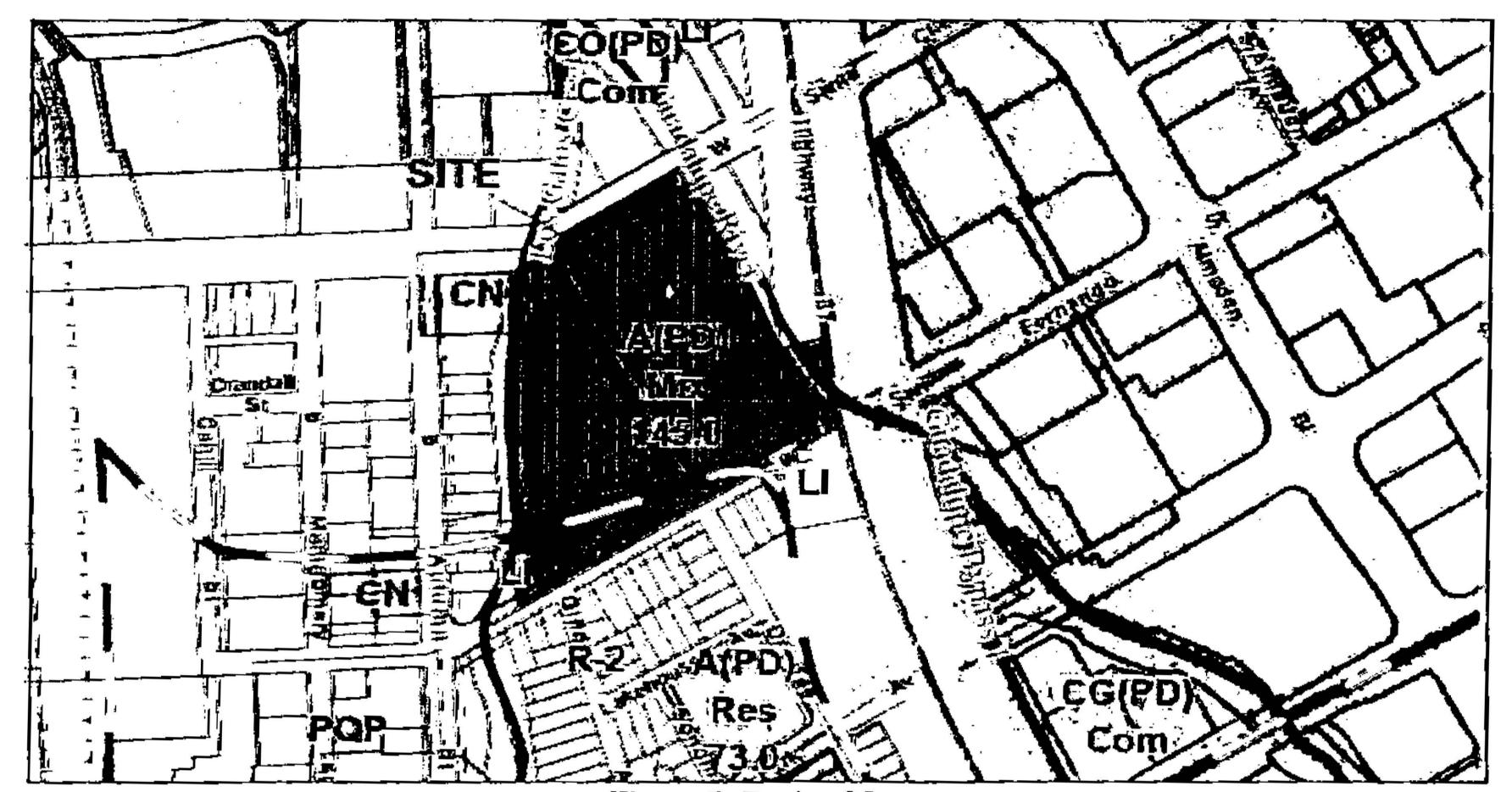


Figure 7: Zoning Map

The subject site is being proposed for a conforming rezoning to allow for a reduced Guadalupe River flood channel setback, and to allow four floors of underground parking. The existing and proposed Planned Development Zoning Development Standards require that no new above ground structures are allowed within a 40 foot setback from the main San José Water Works building and that the setback area is to be used as a landscaped plaza (See figure 8 for setback zones). The Standards also include a secondary setback zone, extending from 40 to 55 feet from the San José Water Works building, new construction will not exceed 45 feet in height, and a third zone, between 56 and 100 feet from the historic building, new construction will not exceed 70 feet in height, and buildings in the second setback zone will be compatible with the existing San Jose Water Works building's architectural, design, and materials.

The proposed Planned Development Zoning District will maintain the existing language related and/or affecting the historic San José Water Works structures. A 15 foot tall access building to the underground parking garage is proposed in the third zone, but will not exceed the 70 foot maximum building height. Therefore, as depicted in the figure below and attached Planned Development Permit Plan Set, the proposed project is consistent with the existing development standards in regards to setback and design of structures within the historic San José Water Works Landmark Site. All modifications to landscaping and the plaza is to emphasis the San José Water Works building and create usable and activated pedestrian public space and corridor. All major building structures are being proposed outside the Historic Landmark Site and designed in a way to not mimic the existing architecture of the City Landmark, while providing sufficient buffer for each architectural style to exist without conflicting.

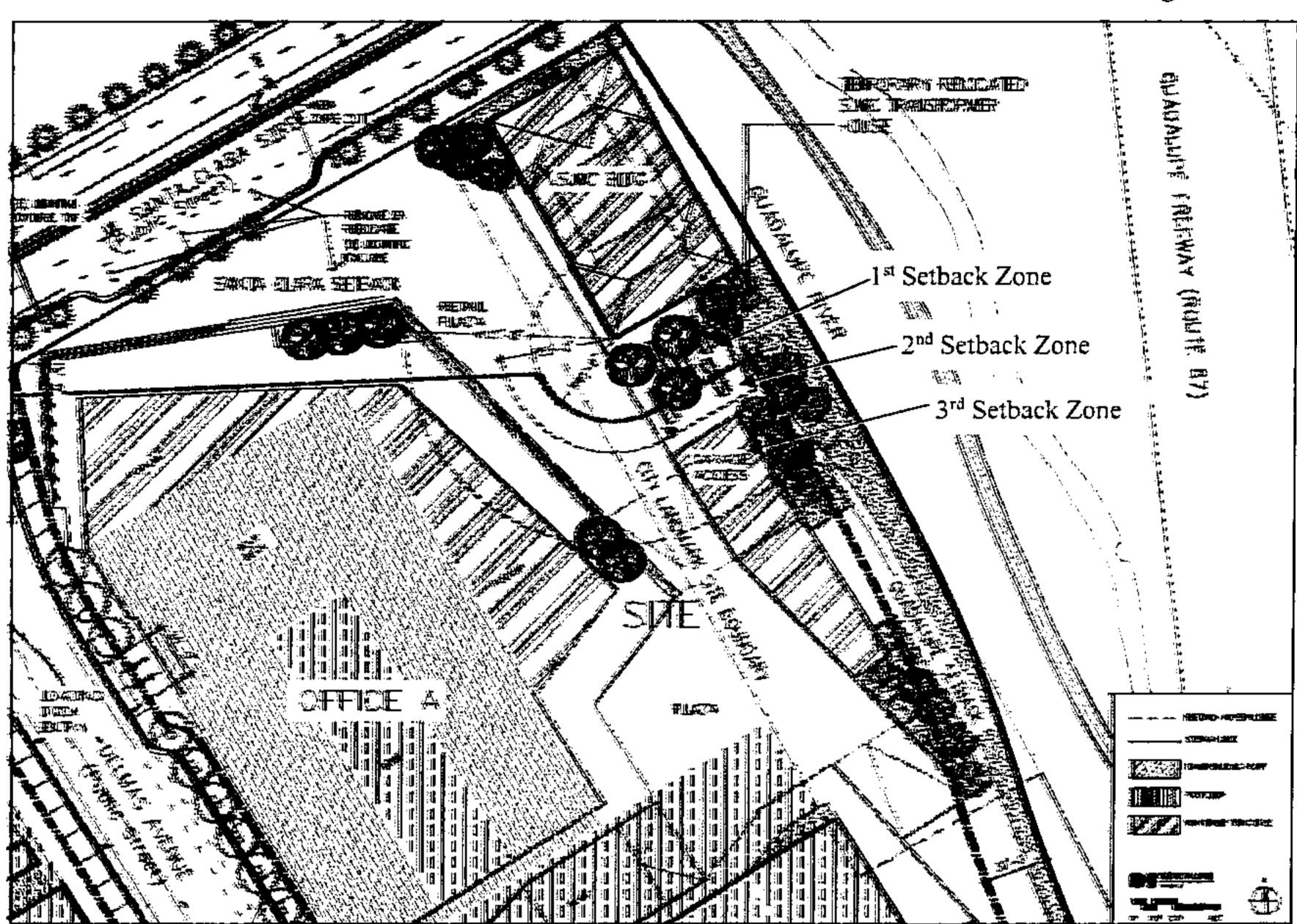


Figure 8 (Enlarged Historic Landmark Site)

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Addendum to the San Jose Water Land Company Planned Development Rezoning Final Environmental Impact Report, the Downtown Strategy 2000 Final Program Environmental Impact Report, and the Envision San Jose 2040 General Plan Final Program Environmental Impact Report and Supplemental Environmental Impact Report, was prepared for the project under the provisions of the environmental review requirements the California Environmental Quality Act of 1970, as amended (CEQA), including State and local implementing regulations. The Addendum is available for review at http://www.sanjoseca.gov/index.aspx?NID=2435.

The CEQA Guidelines Section 15162 states that when an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines that either (1) substantial changes are proposed to the project which will require major revisions to the previous EIR due to new or substantially more severe significant effects, (2) substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIRs due to new or substantially more severe significant effects, or (3) new information of substantial importance that was not known and could not have been known previously with the exercise of reasonable diligence shows that the project will have one or more significant effect or substantially more severe effect than disclosed in the previous EIR, or a mitigation measure or alternative that is new or is now feasible, when previously found infeasible, would substantially reduce a significant effect and the project proponent declines to adopt it. An addendum to a previously certified EIR shall be prepared if some changes or additions are needed to the EIR but none of the conditions described in Section 15162 have occurred. Project specific mitigation measures addressing cultural resources are described in the Historic Preservation Ordinance section of this staff report.

APPENDIX H

Historic Resource Evaluation

Basin Research Associates

HISTORIC EVALUATION REPORT

SAN JOSE WATER WORKS DELMAS AVENUE PROJECT CITY OF SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA

FOR

DAVID J. POWERS & ASSOCIATES

1885 The Alameda, Suite 204 San Jose, CA 95126

ATTN: Ms. Judy Shanley

BY

WARD HILL

CONSULTING ARCHITECTURAL HISTORIAN 3124 Octavia Street San Francisco, CA 94123

And

BASIN RESEARCH ASSOCIATES, INC.

1933 Davis Street, Suite 210 San Leandro, CA 94577

> MAY 2002 Revised March 2003

TABLE OF CONTENTS

I.	Introduction		1-2 -
II.	Historical Background		3-8
III.	Descriptions of Historical Resources		8
IV.	Historic Evaluation Impacts on Historic Resources of the Proposed Project Mitigation Measures Recommended Conditions of Approval	-	8-16 12- <u>13</u> 13- <u>15</u> 15
v.	Bibliography		17-20
ATT	ACHMENTS		
	Figures		
	Figure 1: General Project Location Map Figure 2: Location Map (USGS San Jose West, 1980) Figure 3: Aerial Photograph With Land Use Plan Figure 4: Project Area Existing Conditions Plan Figure 5: Land Use Plan Figure 6: Illustrated Site Plan Figure 7: Illustrative Exterior Elevations Site A Figure 8: Illustrated Landscape Plan	: 	- - - -
	45 Delmas Avenue		
	DPR 523 Forms (Primary Records & Building, Structure & Object Records) and City of San Jose Historic Evaluation Forms	4 [†]	-
	San Jose Water Works Building (374 West Santa Clara Street)	<u></u> <u>-</u>	<u></u> · =
	National Register Nomination Forms	-	-
	Photographs (April 30, 2002)		
	Photos 1-7: San Jose Water Works Building Photos 8-9: 45 Delmas Avenue	<u></u>	= =

I. INTRODUCTION

The Delmas Avenue project proposes rezoning of the project area to Planned Development (PD), to allow a mixed-use commercial and residential development on the project site [see Figures 1-8]. The project area in the City of San Jose includes parcels adjacent to Delmas Avenue between West San Fernando Street and West Santa Clara Street and is currently zoned CN-Commercial Neighborhood. The project proposes the phased development of up to 1.025 million square feet of commercial and retail uses east of Delmas Avenue (Site A on Figure 5), and up to 325 residential units and up to 15,000 square feet of commercial and retail uses west of Delmas Avenue (Site B on Figure 5), subject to specified design guidelines that will be part of the project.

All of the proposed uses will be over and at the exterior edge of structured and below-grade parking. Parking for the commercial space east of Delmas Avenue will be provided in structured garages with up to two levels of below-grade and up to five levels of above-grade parking. Parking for the residential space west of Delmas Avenue will also be provided in structured garages with up to one level below-grade and up to five levels above grade. Access to the parking will be from Delmas Avenue and West San Fernando Street.

For the entire project site, maximum heights for the buildings will be within a proposed envelope of 218 feet above-grade (approximately 10 stories) at the northern project boundary at West Santa Clara Street, and rising to a maximum height of 268 feet abovegrade (approximately 14 stories) at the southern project boundary along West San Fernando Street [Figs. 4-8]. The proposed project includes a minimum 50-foot riparian setback from the edge of the Los Gatos Creek and Guadalupe River riparian corridors. No permanent building structures, other than landscaping structures, will be included within the 50-foot setback. Uses within the setback areas will include landscaping, pedestrian trails (up to 8-feet wide), and seating areas. In addition to the riparian setback, a the primary setback zone form the San Jose Water Company building will be 40 feet. No permanent buildings other than landscape structures will be constructed in this setback area. The buildings in the second setback zone, between 40 and 55 feet from the San Jose Water Company building, will not exceed 45 feet in height. The buildings in the third setback zone, between 56 and 100 feet from the San Jose Water Company building, will not exceed 70 feet in height. Beyond 100 feet from the San Jose Water Company building, the tower heights will conform to the building envelope requirements (maximum height of 213 feet).

The historic San Jose Water Company headquarters building is located at the northeast corner of the site at 374 West Santa Clara Street [Fig. 3; Photos 1-7; APN 259-38-127,128). The main, rectangular building (approx. 15,900 SF) fronting Santa Clara Street will remain within the proposed project and will have commercial and/or retail uses, subject to market demand. All other existing buildings will be removed from the site. The Queen Anne Style house at 45 Delmas Avenue [Fig. 3; Photos 8-9; APN 259-38-039) will be offered for sale for one dollar to anyone willing to finance moving the building to a new location off the project site.

While maintaining the existing intersections at Santa Clara and San Fernando streets, a slight bend of Delmas Avenue to the west is proposed by the project, to orient pedestrian and vehicle traffic to the adjacent waterways and create a visual link between the park to the north and proposed train station to the south.

Mr. Ward Hill', consulting Architectural Historian, conducted a detailed survey of the buildings on the project site April 30, 2002. During the survey, Mr. Hill physically examined and photographed the exterior of the San Jose Water Works buildings and the house at 45 Delmas Avenue. Mr. Hill prepared the historic context statement for this report.

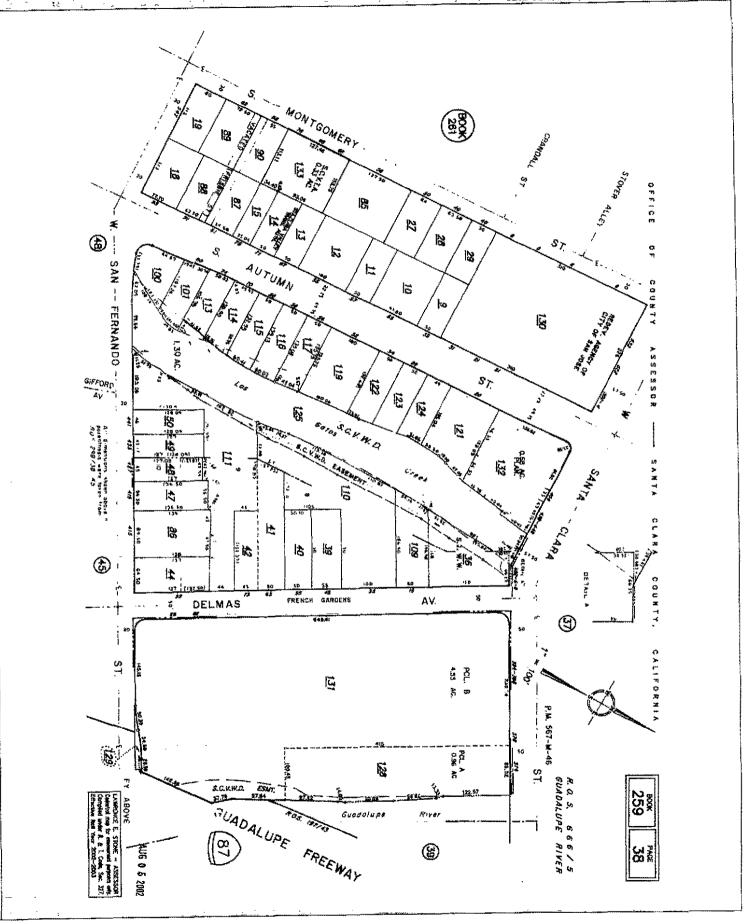
Existing Buildings

The two buildings in the project area have already been documented and evaluated as a result of previous projects within the past 12 years. The San Jose Water Works building (374 West Santa Clara Street) was determined eligible for the National Register of Historice Places (National Register) in 1990 (see Attachments for form). A building eligible for the National Register is automatically eligible for the California Register of Historical Resources (California Register). The building was considered to be significant under criterion A, for its association with the oldest water privately owned water utility in California, and under criterion C, as an excellent example of a distinctive type of office building of its period. The 1913 transformer house was also identified as a significant contributing feature of the Water Works property.² The other Water Works buildings were built or remodeled in the 1980s and are not identified as historically significant. The San Jose Water Works is also listed as a "City Landmark" in the City of San Jose Historic Resources Inventory. The project impacts are analyzed and mitigation measures are proposed to reduce project impacts on the transformer house since this is the only historically significant building that will be affected by the proposed project.

The house at 45 Delmas Avenue [Fig. 3] was determined to be ineligible for the National Register in 1999 as part of the Section 106 review completed for the Vasona Corridor Light Rail Project (Basin Research Associates 1999; see Attachments for DPR 523 forms). The house is included in the City of San Jose Historic Resources Inventory as an "Identified Structure" and appears to qualify for listing on the City of San Jose Historic Resources Inventory as a "Structure of Merit." It will be removed as part of the proposed project.

^{1.} Mr. Hill (M.A. Architectural History, University of Virginia, 1983) has worked as an architectural historian and in the historic preservation field for 18 years. He has completed numerous reports evaluating historic buildings under both CEQA and Section 106 of the National Historic Preservation Act.

^{2.} Personal communication with Woody Minor, architectural historian, author of the National Register nomination for the San Jose Water Works Building with Basin Research Associates, April, 2002.



II. HISTORICAL BACKGROUND

CITY OF SAN JOSE - GENERAL BACKGROUND

Spanish — Mexican Period

Mission Santa Clara de Asis, the eighth of the 21 missions founded in California would have been the mission with the greatest impact on the aboriginal population in the vicinity of the project area. A flood in 1779 destroyed the first mission near the Guadalupe River, after which the mission moved to an interim site. The mission later moved to its third site, what is today the Santa Clara University campus (just west of the APE). The padres dedicated the new adobe church in 1784. The Pueblo San Jose de Guadalupe was one of the three towns founded to administer and coordinate the missions and presidios of the province of Alta California. The pueblos also established a resident civilian population in the area (Hendry and Bowman 1940:750). "The Alameda" to the west of the APE joined the Pueblo to the Santa Clara Mission.

The Mexican revolt against Spain (1822) followed by the secularization of the missions (1834) changed land ownership patterns in the Santa Clara Valley. The Spanish philosophy of government was directed at the founding of presidios, missions, and secular towns with the land held by the Crown, whereas the later Mexican policy stressed individual ownership of the land (Findlay 1980:6). During the Mexican Period, vast tracts of land were granted to individuals, including former Mission lands which had reverted to public domain. In the Santa Clara Valley, 17 parcels were granted from Pueblo Lands, and 13 from the lands of Mission Santa Clara. The project area was included the *El Potrero de Santa Clara* rancho granted to James Alexander Forbes in 1844. Forbes sold the 1,934 acre rancho to Commodore Robert Stockton in 1847 (Arbuckle 1968:15). The general trend for granting land in the Mexican Period was to give away the land farthest from the Pueblo and Mission first. Each grant also usually contained both valley and uplands acreage as well as access to a water supply (Broek 1932:44-45). During this period, the raising of cattle for tallow and hides was the major economic pursuit in the Santa Clara Valley.

North First Street (east of the project) was the principal transportation link from the Pueblo of San Jose to the *Embarcadero de Santa Clara* and the town of Alviso. The waterfront of the *Embarcadero de Santa Clara*, originally developed to allow the early Spanish settlements water access, functioned as one of the foremost points of access for the trade that coursed up and down the Guadalupe River. Native Americans were employed in the trade and often manned large boats to reach ships at anchor to exchange hides and tallow, lumber, quicksilver and agricultural products for imported trade goods. Hides and tallow, and later ore from the New Almaden Mines were loaded on rafts or other flat boats and shipped down the Guadalupe.

American Period

In 1848, California became a United States territory as a result of the Treaty of Guadalupe Hidalgo ending the war with Mexico. California was not formally admitted as

a state until 1850. After California was admitted as a state, Santa Clara County was one of the original 27 counties created by the California legislature. 1848 was also the year of the Gold Rush that brought a massive influx of immigrants to California from all parts of the world. California's 1848 population of less than 14,000 (exclusive of Native Americans) increased to 224,000 in four years. With the beginning of the American Period, the population explosion resulting from the Gold Rush created a market for a wide range of agricultural products. As more and more gold seekers became discouraged with mining, they turned to farming as a livelihood. Farmers started to raise crops and livestock for sale, not just to be self-sufficient.

The population of the Santa Clara Valley expanded as a result of the Gold Rush (1848), followed later by the construction of the railroad to San Francisco (1864) and the completion of the transcontinental railroad in 1869. Throughout the late nineteenth century in the Santa Clara Valley, rancho, Pueblo, and mission lands were subdivided as the result of population growth, the Anglo-American takeover, and the confirmation of property titles. Prior to the legal resolution of titles, the transfer of real estate was extremely risky. Large cattle ranches were converted to farming varied crops, and this agricultural land-use pattern continued throughout the American Period. The City of San Jose grew to be the primary service, financial and transportation center for the surrounding agricultural community.

Upon the transfer of California government from Mexico to the United States in 1848, American settlers in San Jose promoted a survey of the town in the typical American grid pattern. The lands west of Market Street were not included in the American surveys of 1847 and 1848 (e.g., Lyman 1848), but were included on the Lyman & Bestor map of the pueblo. On March 27, 1850, the Pueblo de San Jose became the City of San Jose (Christiansen et. al. 1996:77). In the early 1850s, San Jose had a population of about 2,500. Frame buildings replaced the early adobes or tents of the early residents. In the first three years, 300 hundred houses were built, primarily near Santa Clara and First streets.

The San Jose-Alviso Road or Alviso Road, remained a major thoroughfare from the 1850s onward as a result of regular steamer service, the principal means of transporting goods and passengers between San Jose and San Francisco. The 1865 arrival of the railroad in San Jose, bypassed Alviso (Findlay 1980:11-15). Built during the Civil War years of 1861-1864, the San Francisco and San Jose Railroad was the second railroad constructed in California (the first was between Sacramento and Folsom). The railroad reached Redwood City at the end of September 1863 and began regular service between San Francisco and Mayfield (currently Palo Alto) on October 18, 1863. The railroad finally reached San Jose on January 18, 1864 (Miller 1948:47, 54, 58-60, 68 99). The original San Jose Station was in the vicinity of San Pedro, Bassett and Market streets (Thompson & West 1876:39). The railroad was consolidated into the original Southern Pacific Railroad Company in March 1869.

The Central Pacific's monopoly on rail service was not challenged until the South Pacific Coast Railroad was constructed from Alameda to San Jose (and later Santa Cruz). The South Pacific Coast reached San Jose late in 1877 and Los Gatos in June, 1878 (Arbuckle

1986: 106). The Central Pacific's successor company after 1885, the Southern Pacific Railroad, eventually purchased the South Pacific Coast Railroad lines in 1887, reasserting its monopoly over the railroads in the Bay Area (Arbuckle 1986:107).

In the early American Period, the main agricultural product in California was wheat and the type grown in the Santa Clara Valley was considered to be higher quality than other areas of California. The County's wheat production increased from 600,000 bushels to a peak of almost three million bushels in 1878. Wheat farming declined in California by the 1880s because yields dropped from not rotating crops and the development of competing wheat growing areas like Australia and Argentina (Hilkert and Lewis 1984:2). The development of irrigation and new transportation systems in California also led to wheat being replaced by more lucrative crops, like fruit and vegetables. The opening of the transcontinental railroad also made it easier to ship fresh and canned products to the major cities in the east coast.

The drop in wheat production coincided in Santa Clara County with a shift to fruit growing as the basis of the local agricultural economy. Horticulture had early roots in San Jose with the work of Louis Pellier, Antoine Delmas and William Daniels in developing orchards and fruit varieties for the growing conditions. The 1853 Pioneer Horticultural Society founded in San Jose provided a forum for nurseryman to meet and to promote of local horticulture. The First State Agricultural Fair was held in 1856 in San Jose with the Santa Clara County orchardists winning most of the awards. In the 1870s, prunes became the predominant crop in the Santa Clara Valley, with other fruits, like apricots and cherries, and grape vineyards, also contributing to the economy. Dried fruit production exceeded fresh fruit because of its ease of shipping and low spoilage. The fruit canning industry began in 1871 when Dr. James Dawson founded the area's first commercial cannery, later known as the San Jose Fruit Packing Company.

Many major government and commercial buildings were constructed in San Jose as the city matured during the last thirty years of the 19th century. Santa Clara County built a new courthouse in 1868, adding a new county jail in 1871 and a County Hall of Records in 1892. Local architect Theodore Lenzen designed a new San Jose City Hall at Plaza Park in 1887. A major structure of the boom years of the 1880s was the Hotel Vendome, which opened in 1889. The elegant four-story hotel had 150 rooms, beautifully landscaped grounds and a golf course. The Sainte Claire Club, an exclusive men's club built in 1894, was designed by the renowned San Francisco architect, A. Page Brown, who designed the San Francisco Ferry Building. San Jose's first federal building was the 1892 Richardsonian Romanesque Style post office (now the San Jose Museum of Art) at Market and San Fernando Streets. The first city library opened in 1878 when a private library at First and Santa Clara streets was donated to the City of San Jose.

The Twentieth Century

In 1900, San Jose, with a population of 21,500, had become a major food processing and commercial center. While San Jose avoided the fires that devastated San Francisco, the 1906 earthquake, nevertheless, took a great toll on the downtown commercial district. The buildings destroyed by the temblor included St. Patrick's Church on Santa Clara

Street, San Jose High School, the Phelan Building, the Horace Mann School, the State Normal School, the First Methodist Church and the Rucker Building. After 1906, new construction in the downtown replaced the destroyed buildings as the commercial district also expanded to the east and south.

The seven-story Garden City & Trust Company building at San Fernando and First streets, considered to be San Jose's first high-rise, was completed in 1906, built by local entrepreneur Thomas Montgomery. Montgomery developed many important buildings in downtown San Jose, including the 1911 Montgomery Hotel on South First Street, the Twohy Building across the First Street, the Sainte Claire Building, and the 1926 Sainte Claire Hotel (now a Hyatt) at Market and San Carlos streets. James Phelan constructed the Lion & Sons Furniture Store at South Second and San Fernando streets in 1908. Lazard Lion was the founder of the famed City of Paris in San Francisco. Pacific Telephone built their main San Jose office and switching building at 80 South Market Street in 1910. The First National Bank constructed what was the tallest building in San Jose at First and Santa Clara streets in 1911. A major landmark of the 1920s was the 13-story, Italian Renaissance style Bank of Italy (later Bank of America) building completed in 1926 at First and Santa Clara Streets, the banking center of San Jose.

The Southern Pacific Railroad's monopoly control over rail service in Santa Clara County was unchallenged for three decades after they bought out the South Pacific Coast Railroad. Incorporated in 1903, a new Western Pacific Railroad (unrelated to the 1860s company) built its line through Decoto, Niles and Niles Canyon in 1910. The railroad later considered a branch line from Niles to San Jose. The Western Pacific entered the Santa Clara County market to take advantage of freight business not served adequately by the Southern Pacific. Despite the efforts of the SP to stop its expansion, the Western Pacific obtained a franchise to build a rail line from Niles to San Jose in 1917 (the Union Pacific Railroad still uses this line, the original transcontinental railroad route having been abandoned in the 1980). The rail line hooked around San Jose from Santa Clara Street to 27^{th} Street.

By 1930, the population of San Jose had grown to 61,000. Food processing was still the main source of livelihood into the Depression years of the 1930s. The Santa Clara Valley had 120,000 acres in prunes worth \$ 15 million, and the dehydrators produced 100 million tons a year (Christiansen et. al. 1996:159). There were 22 canneries in San Jose in 1930, most locally owned, and 13 fruit drying plants. Migrant workers picked the fruit and seasonal cannery workers canned it for shipment all over the world. The vast majority of orchards in the valley were 100 acres or less, tended by families from southern European countries, some of who had their fruit stands. The relationship between growers and processor was often hostile during the 1930s, with many growers forming cooperatives to negotiate prices with the canneries. In 1939, the growers went on strike against the canneries protesting the low prices offered for their fruit. The cannery workers went on strike in 1931 because of wage reductions.

Construction began on the new San Jose Water Works building in March, 1934 and the building was completed in December, 1934. The construction of the nearby Southern Pacific depot in 1935 at 65 Cahill Street in San Jose, Santa Clara County, was the

culmination of a 30-year effort to relocate 4.5 miles of the South Pacific Coast line of the Southern Pacific Railroad away from the heavy traffic of the downtown area around the Market Street Depot to the west side of the city, an industrial neighborhood area in the nineteenth century and the location of rail facilities and the freight depot of the Western Pacific Railroad. Moving the SP Depot to its new location involved the construction of a complex system of grade separations, heralded as models of safe design. The Southern Pacific Depot relocation was the first major railroading change in San Jose in nearly three quarters of a century. A commemorative train left the old Market Street depot, traveling a loop through San Jose to the new Cahill Station on December 30, 1935. Regular passenger service (including regular service to Los Angeles) began on New Years Day of 1936.

A major change in the focus of the Santa Clara Valley economy occurred in 1933 with the opening of the Naval Air Station in Sunnyvale. The base resulted in the startup of a variety of other military related industries. The military presence also helped reduce the impact of the economic downturn of the 1930s on the local populace. The beginning of World War II brought a huge influx of population and investment by the federal government because of Moffitt Field or other military research facilities. At least \$ 35 billion was invested in California during the war years.

The Depression and war era "... marked the beginning of economic dependence on military contracts and the business of war" (Ignoffo 1994:60). Originally producing equipment for the canning industry, the Food Machinery Corporation (FMC) in San Jose shifted its focus to the production of military equipment. The company remained a supplier to the Defense Department after WWII. The change in the economic focus led to eventual demise of the agricultural economy and the rise of the electronics industry in Santa Clara County. The post-war years were also characterized by the construction of transportation infrastructure to serve the new economic growth. The San Jose Municipal Airport was dedicated February 1, 1949 and the first Southwest Airways flight arrived and departed at the airport. The DC-3 landed on the new 4500-foot runway carrying seven passengers. About 2,500 passengers used the airport in its first year. When the site near the Airport for the new City and County government center (at Hedding and North First Street) was purchased in 1949, the land was still planted with broccoli and cauliflower.

In 1950, San Jose had a population of 95,000 on 17 square miles. By 1960, the population had doubled and the City's area quadrupled. The expanding urbanization of San Jose in the 1940s and early 1950s helped spur the development of new housing for a non-farm population of working families, cannery and railroad workers, plumbers, carpenters, drivers and construction workers. Under City Manager Dutch Hamann, San Jose had over 1,400 annexations continuing into the 1960s. By 1970, 400,000 people resided in San Jose, now with an area of 136 square miles. In recent decades, San Jose has become an urban center with multi-unit housing, commercial centers, and many growing businesses in the electronics industry as "Silicon Valley" has grown. San Jose became the largest city in the Bay Area in the 1980s. The Silicon Valley boom of the 1980s and 1990s has dramatically altered the regional landscape; industrial parks, commercial districts and housing subdivisions have taken the place of the orchards that

once flourished in the project area and in the Santa Clara Valley as a whole.

374 W. Santa Clara Street (San Jose Water Works)

Historical background is included in the National Register nomination forms for 374 W. Santa Clara Street (the San Jose Water Works buildings; see Attachments).

45 Delmas Avenue

Historical background for the 45 Delmas Avenue house is included in the DPR 523 forms (Building, Structure and Object Record; see Attachments).

III. **DESCRIPTIONS OF HISTORIC RESOURCES** (see Photos 1-9)

374 W. Santa Clara Street (San Jose Water Works)

The descriptions of the San Jose Water Works buildings are included in the National Register nomination forms (see Attachments).

45 Delmas Avenue

A description of the house at 45 Delmas Avenue is included in the DPR 523 forms (Primary Record; see Attachments).

IV. HISTORIC EVALUATION

National Register of Historic Places

The National Register of Historic Places is the official list of properties significant in American history, architecture, archaeology, engineering and culture and was designed to be used by the general public, local communities, state governments and federal agencies in their preservation planning efforts. The following criteria are used to evaluate a historic property's eligibility for the National Register of Historic Places.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our pasts; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinctions; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

To meet the National Register standards, a property must possess the above criteria, be associated with an important historic context, and retain the historic integrity of features that conveys its significance (National Park Service 1992:2-3).

California Register of Historical Resources

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. A historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources.³ In order for a resource to be eligible for the California Register, it must satisfy all of the following three criteria:

- 1. A property must be significant at the local, state or national level, under one or more of the following four criteria of significance (these are essentially the same as National Register criteria with more emphasis on California history):
- a. the resource is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
- b. the resource is associated with the lives of persons important to the nation or to California's past.
- c. the resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- d. the resource has the potential to yield information important to the prehistory or history of the state or the nation (this criteria applies primarily to archaeological sites).
- 2. the resource retains historic integrity (defined below); and,
- 3. it is 50 years old or older (except for rare cases of structures of exceptional significance).

^{3.} California State Assembly, Assembly Bill 2881, Frazee, 1992. An Act to Amend Sections 5020.1, 5020.4, 5020.5, 5024.6 and 21084 of, and to add Sections 5020.7, 5024.1, and 21084.1 to, the Public Resources Code, relating to historic resources.

The California Register regulations define "integrity" as ". . . the authenticity of a property's physical identity, evidenced by the survival of characteristics that existed during the property's period of significance," that is, it must retain enough of its historic character or appearance to be recognizable as an historical resource. Following the National Register integrity criteria, California Register regulations specify that integrity is a quality that applies to historic resources in seven ways: location, design, setting, materials, workmanship, feeling and association. A property must retain most of these qualities to possess integrity.

The use of the phrase "... appears potentially eligible or not eligible" for the California Register is standard practice in an evaluation discussion. Only the State Office of Historic Preservation can make an actual determination of eligibility for the California Register.

City of San Jose Historic Evaluation

The City of San Jose's Historic Preservation Ordinance defines structures of historical value based on the following factors:

- 1. Identification or association with persons, eras or events that have contributed to local, regional, state and national history, heritage or culture in a distinctive, significant or important way;
- 2. Identification as, or association with:
 - a. a distinctive, significant or important work or vestige:
 - b. an architectural style, design or method of construction;
 - c. a master architect, builder, artist or craftsman;
 - d. high artistic merit;
 - e. the totality of which comprises a distinctive, significant or important
 - work or vestige whose component parts may lack the same attributes;
 - f. . . . has yielded or is substantially likely to yield information of value
 - about history, architecture, engineering, culture or aesthetics,
 - or that provides for existing and future generations an example of the
 - physical surroundings in which past generations lived or worked; or,
 - g. the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

^{4.} The definition of integrity under the California Register follows National Register of Historic Places criteria. Detailed definitions of the qualities of historic integrity are in National Register Bulletin 15, How to Apply National Register Criteria for Evaluation, published by the National Park Service.

3. The factor of age alone does not necessarily confer a special historical architectural, cultural aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

Based on the above criteria, the San Jose Historical Landmarks Commission has established a process by which historical resources are evaluated for significance. A numerical evaluation system has been devised establishing the following categories of significance:

67-134	Candidate City Landmark	
33-66	Structure of Merit	
33-66	Contributing Structure to an Historic Distr	ict
0-32	Non-significant	

374 W. Santa Clara Street (San Jose Water Works)

The San Jose Water Works building was determined eligible for the National Register in 1990 (see Attachments). A building eligible for the National Register is automatically eligible for the California Register. The building was considered to be significant under criterion A, for its association with the oldest water privately owned water utility in California, and under criterion C, as an excellent example of a distinctive type of office building of its period. The 1913 transformer house was also identified as a significant contributing feature of the Water Works property 5. The other buildings associated with the Water Works were either built or remodeled in the 1980s. They are not historically significant. The San Jose Water Works is also listed as a "City Landmark" in the City of San Jose Historic Resources Inventory.

45 Delmas Avenue

The house at 45 Delmas Avenue was determined to be not eligible for the National Register in 1999 as part of the Section 106 compliance for the Vasona Corridor Light Rail Project (Basin Research Associates 1999; see DPR 523 in Attachments). The house is included in the City of San Jose Historic Resources Inventory as an "Identified Structure." The house appears to qualify for listing on the City of San Jose Historic Resources Inventory as a "Structure of Merit" since it received 57 points under the City of San Jose Historic Evaluation Criteria (see Attachments).

IMPACTS ON HISTORIC RESOURCES OF THE PROPOSED PROJECT

CEQA Guidelines define a "significant effect" as a project that leads to a "substantial adverse change" such as "demolition, destruction, relocation, or alteration that impair the

^{5.} Personal communication with Woody Minor, architectural historian, author of the National Register nomination for the San Jose Water Works Building with Basin Research Associates, April, 2002.

significance of the historic resource."

The San Jose General Plan (Horizon 2000 General Plan 1990, 1996) Goal and Policies for Historic, Archaeological and Cultural Resources recognizes the irreplaceable nature of cultural properties and requires that preservation should be a key consideration in the development review process.

For purposes of this project, a significant effect would occur if the project would have an effect on one or more properties listed on, or potentially eligible for inclusion on, the California Register of Historical Resources, as a California Historical Landmark, or at the local level, as a "Candidate City Landmark" in the City of San Jose Historic Resources Inventory. Such an effect could occur through the demolition of or other substantial adverse change to an individually listed or eligible property; and/or to those properties contributory to a district or through the implementation or other adverse effects as a whole in a manner such that the district's integrity could be compromised or its eligibility diminished.

Impact 1.1-1: The proposed project may move the 1913 transformer house or it may be retained in its historic location as a part of the project. The transformer house is a significant feature contributing to the San Jose Water Works main office building.

Impacts Evaluation

374 West Santa Clara Street has been determined eligible for the National Register. The nominated site includes the main office building and associated buildings and structures. National Register properties are also automatically eligible for the California Register. To determine if a project will have a substantial adverse change on historic resources (thus a significant effect under CEQA), one must determine whether or not the project will significantly compromise the historic integrity of a particular historic resource. The seven aspects of historic integrity include "setting" in addition to aspects of "design" and "materials" related to specific structures (like the main office building) ⁶. Setting is described in *National Register Bulletin 15* as "the physical environment of a historic property." Setting "refers to the *character* of the place in which the property played its historic role." It involves a property's relationship to surrounding features. "Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve."

The San Jose Water Works office building is part of a complex that includes the pump house, the transformer house, the data processing building, and the suction basin. All of these buildings are potentially significant as part of the setting of the main building. The only building in this complex that dates from the construction of the main building or earlier and retains historic integrity is the transformer house. The other buildings and features were either extensively remodeled in 1984-85, thus lacking historic integrity, and they are modern structures. Consequently, the transformer house appears to be the only surviving structure that is significant feature contributing to the main office building.

⁶ The seven aspects of integrity are described in National Register Bulletin 15 - How to Apply the National Register Criteria of Evaluation (pg. 44-47).

Nevertheless, relocation or even demolition of the transformer house would not diminish the historic integrity of the main office building to such a degree that it would become ineligible for the National Register.

Consistent with the goals and policies of the San Jose General Plan and CEQA statutes and guidelines in regard to historic properties to be affected by a development, the following measures are recommended to reduce project impacts on the transformer house at 374 West Santa Clara Street.

MITIGATION MEASURES

One of the two following mitigation measures shall be implemented in a future project-specific development on the site to reduce impacts to the buildings at 374 West Santa Clara Street to a less-than-significant level:

Mitigation Measure 1.1-1(a)

Retain the transformer house on its historic site and rehabilitate it according to the Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings (U.S. Department of Interior 1990). New construction in the vicinity of the buildings should be consistent with their historic character. This mitigation measure would reduce the impact to a less-than-significant level.

Mitigation Measure 1.1-1(b)

Move the transformer house to a different location on the current parcel. Moving the transformer house to a location within the area marked on the attached map would retain the association between the main office building and the transformer house and, therefore, would not result in an adverse impact to the historic integrity of the transformer house. The transformer house is a small, wood-frame structure and has been determined feasible to move. The relocated structure would be rehabilitated according to the Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings (U.S. Department of Interior 1990). This mitigation measure would reduce potential impacts to the transformer house to a less-than-significant level.

Impact 2.1-1: Under the proposed project, high-rise commercial/residential structures are planned in the vicinity of the San Jose Water Company buildings.

Impact Evaluation

The San Jose Water Company main office was determined eligible for the National Register in 1990. The two-story building was considered to be an exceptional example of the Moderne Style in San Jose. The final designs for the new buildings proposed on San Jose Water Company site have not yet been prepared. A number of setback zones will be included as part of the design guidelines for the project. The proposed project includes a

minimum 50-foot riparian setback from the edge of the Los Gatos Creek and Guadalupe River riparian corridors. No permanent building structures, other than landscaping structures, will be included within the 50-foot setback. Uses within the setback areas will include landscaping, pedestrian trails (up to 8-feet wide), and seating areas. Given that the San Jose Water Company building is adjacent to the Guadalupe River, buildings will not be allowed in back of much of the building.

In addition to the riparian setback, the primary setback zone from the San Jose Water Company building will be 40 feet. No permanent buildings other than landscape structures will be constructed in this setback area. The buildings in the second setback zone, between 40 and 55 feet from the San Jose Water Company building, will not exceed 45 feet in height. The buildings in the third setback zone, between 56 and 100 feet from the San Jose Water Company building, will not exceed 70 feet in height. Beyond 100 feet from the San Jose Water Company building, the tower heights will conform to the building envelope requirements (maximum height of 213 feet).

The buildings in the second setback zone should be compatible with the architecture, materials, color, etc. of the existing San Jose Water Company building. A compatible design would respect the major design features of the historic building, such as its pale color, overall scale and mass (including the form of the low pitched hipped roof), the vertical division of the walls, the window bay rhythm and ratio of wall surface to window openings. Assuming these general guidelines are followed, no mitigation would be required. The final design for the project should be reviewed and approved by the San Jose Historic Preservation Officer and the San Jose Historic Landmarks Commission.

RECOMMENDED CONDITIONS OF APPROVAL

Under the proposed project, the house at 45 Delmas Avenue will be offered for one dollar to anyone who will move it to a new site. If no one offers to move the house, it will be demolished.

Impacts Evaluation

45 Delmas Avenue has been determined not eligible for the National Register of Historic Places nor does it appear eligible for the California Register. Although it retains historic integrity, the house is a good but not exceptional example of the Queen Anne Style in San Jose. The house appears to qualify for listing on the City of San Jose Historic Resources Inventory as a "Structure of Merit" since it received 57 points under the City of San Jose Historic Evaluation scoring criteria developed by the San Jose Historical Landmarks Commission. A score of 57 is relatively high under the City of San Jose Historic Evaluation scoring criteria (67 or higher qualifies for "City Landmark" status). Under CEQA Statutes and Guidelines, no mitigation measures are required.

However, consistent with the goals and policies of the San Jose General Plan that recognizes the irreplaceable nature of cultural properties and requires that preservation should be a key consideration in the development review process, the following "Conditions of Approval" are recommended to reduce project impacts on 45 Delmas

Avenue which qualifies as a "Structure of Merit" under the City of San Jose Historic Evaluation Criteria. The City of San Jose will make the final decision whether or not to require the one or both "Conditions of Approval" of the project applicant in the event 45 Delmas Avenue is not relocated to a new site.

Recommended Condition of Approval 1.1-1(a)

If the house is to be demolished because it is determined infeasible to move it, the salvage of materials and features of 45 Delmas Avenue is recommended. Representatives of the San Jose Planning Department, the San Jose Historic Landmarks Commission, the San Jose Historical Museums and other interested parties (e.g., Preservation Action Council of San Jose) should be given the opportunity to examine the house and provide suggestions for salvaging and relocating elements of the building.

Recommended Condition of Approval 1.1-1(b)

If the house is to be demolished because it is determined infeasible to move it, it is recommended that 45 Delmas Avenue be documented prior to demolition or salvage. This documentation should include archival quality, medium format photographs of the exterior and interior of the building. The documentation, including written historic documentation and the original photo prints and negatives, should be placed in a historical archive or history collection accessible to the general public (e.g., California Room, City of San Jose Martin Luther King, Jr. Library; History Museums of San Jose archives, etc.). Four additional copies should be produced for distribution to other local and regional depositories. The documentation materials can be used to prepare an exhibit on the house at an appropriate on the project site or other location in San Jose.

V. BIBLIOGRAPHY

Arbuckle, C.

1985 Clyde Arbuckle's History of San Jose. San Jose: Smith & McKay _

Printing Co.

Barrett, D.

1977 A Century of Service. San Jose: San Jose Bicentennial Commission,

Inc.

Basin Research Associates, Inc. et. al.

1999 Historic Properties Survey Report — Vasona Corridor Light Rail

Project, Santa Clara County, California. June, 1999.

Beck, W.A. and Y.D. Haase

1974 Historical Atlas of California (Third printing, 1977). University of

Oklahoma Press, Norman.

Broek, J.O.M.

1932 The Santa Clara Valley, California: A Study in Landscape Changes.

N.V.A. Oosthoek's Utig. Maatij., Utrecht.

California, Office of the Governor

1992 California Environmental Quality Act: Statutes and Guidelines.

Governor's Office of Planning & Research, Technical Publications.

1994 CEQA and Historical Resources. Governor's Office of Planning &

Research, Technical Publications.

California State Assembly

Assembly Bill 2881, Frazee. An Act to Amend Sections 5020.1,

resources.

California State Office of Historic Preservation

1998 The California Register of Historical Resources - Regulations for the

Nomination of Properties, January 1, 1998.

1999 CEQA Guidelines Summary — Historical Resource Sections, January,

1999.

Christensen, Terry and Charlene Duval, Ellen Garboske, Phil Grasser, Mary Jo Ignoffo

1996 Reflections of San Jose: An Anthology of San Jose. Encinitas: Heritage

Media Corporation.

City of San Jose Planning Department

1977 Historical Resources Inventory. Historical Landmarks Commission.

1987 Historical Resources Inventory. Historical Landmarks Commission.

1909 Block Books of the City of San Jose. Santa Clara County Surveyor's

Office.

2002 Historical Resources Inventory. Historical Landmarks Commission.

County of Santa Clara

1979 Santa Clara County Heritage Resource Inventory. Historical Heritage

Commission.

Douglas, Jack

1993 Historical Footnotes of Santa Clara Valley. San Jose Historical

Museum Association, 1993.

Findlay, John M.

1980 History of the North First Street Redevelopment Area, San Jose, CA.

On file, Basin Research Associates, San Leandro.

Foote, H.

1888 Pen Pictures from the Garden of the World. Chicago: Lewis

Publishing Co.

Guinn, J. M.

1904 History of the State of California and Biographic Record of the Coast

Counties, California. Chicago: The Chapman Publishing Company.

Haines & Co.

1980- Haines San Jose-Santa Clara County Criss-Cross Directory. North

Canton,

1995 Ohio: Haines & Co.

Hall, Frederic

1871 History of San Jose and Surroundings. San Francisco: A. L. Bancroft

& Co.

Hart, J.D.

1987 A Companion to California (New edition, revised and expanded).

University of California Press, Berkeley.

Hendry, G. W. and J. N. Bowman

The Spanish and Mexican Adobe and Other Buildings in the Nine San

Francisco Bay Counties, 1776 to about 1850. Part 8. MS on file,

Bancroft Library, University of California, Berkeley.

Hilkert, Richard & Oscar Lewis

1984 Breadbasket of the World - The Great Wheatgrowing Era 1860-1890.

California Historical Society, San Francisco.

Historic Evaluation Report Revised March 2003 Ignoffo, Mary Jo Sunnyvale — From the City of Destiny to the Heart of Silicon Valley. 1994 California History Center & Foundation, Cupertino. James, W.F. and G.H. McMurry History of San Jose, California, Narrative and Biographical. A.H. 1933 Cawston, San Jose. Lyman and Bestor Plan of the Pueblo de San Jose with Reed's Addition. Herrmann Map 1849 #1258. On file at the Santa Clara County Surveyor's Office. Munro-Fraser, J. P. History of Santa Clara County, California. San Francisco: Alley, 1881 Bowen & Co., Publishers. Pacific Press Commercial History of San Jose. Metropolitan Publishing Company. 1892 Payne, S. Santa Clara County: Harvest of Change. Northridge: Windsor 1987 Publications, Inc. Sanborn Map and Publishing Company Insurance Map of San Jose, California. Sanborn Map and Publishing 1887 Company, New York. Insurance Map of San Jose, California. Sanborn Map and Publishing 1891 Company, New York. Updated 1901. 1891 Updated 1929. 1915 1915 Updated 1934. Updated 1939. 1915 San Jose Mercury (Map) San Jose, California, 1892. Reprinted by the Rosicrucian Press, 1892 San Jose, 1969. Santa Clara County and its Resources. San Jose Mercury Publishing 1896 and Printing Company, San Jose. Reprinted by the San Jose Historical

Museum.

Sawyer, Eugene

1922 History of Santa Clara County, California. Los Angeles: Historical Record Company.

Thompson, George H.

Plat of the *Pueblo Lands of San Jose*. Finally confirmed to Mayor and Common Council of the City of San Jose. Surveyed under Instruction from The United States Surveyor General by G. H. Thompson (1866). Map on file, California State Office, Bureau of Land Management, Sacramento.

Thompson and West

1876 Historical Atlas of Santa Clara County. Reprinted by Smith & McKay Printing Company, San Jose, 1973.

United States Department of Interior, National Park Service

National Register Bulletin 32 - Guidelines for Evaluating and Documenting Properties Associated with Significant Persons. National Park Service, Washington, D.C.

1994 National Register Bulletin 15 - Guidelines for Applying National Register Criteria for Evaluation. National Park Service, Washington, D.C.

National Register Bulletin 16 & 16A - Guidelines for Completing National Register of Historic Places forms. National Park Service, Washington, D.C.

ATTACHMENTS

Figures

Figure 1: General Project Location Map

Figure 2: Location Map (USGS San Jose West, 1980)

Figure 3: Aerial Photograph With Land Use Plan

Figure 4: Project Area Existing Conditions Plan

Figure 5: Land Use Plan

Figure 6: Illustrated Site Plan

Figure 7: Illustrative Exterior Elevations Site A

Figure 8: Illustrated Landscape Plan

45 Delmas Avenue

DPR 523 Forms (Primary Records & Building, Structure & Object Records) _ and City of San Jose Historic Evaluation Form

San Jose Water Works Building

(374 West Santa Clara Street)

National Register Nomination Forms

Photographs (April 30, 2002)

Photos 1-7: San Jose Water Works Building

Photos 8-9: 45 Delmas Avenue

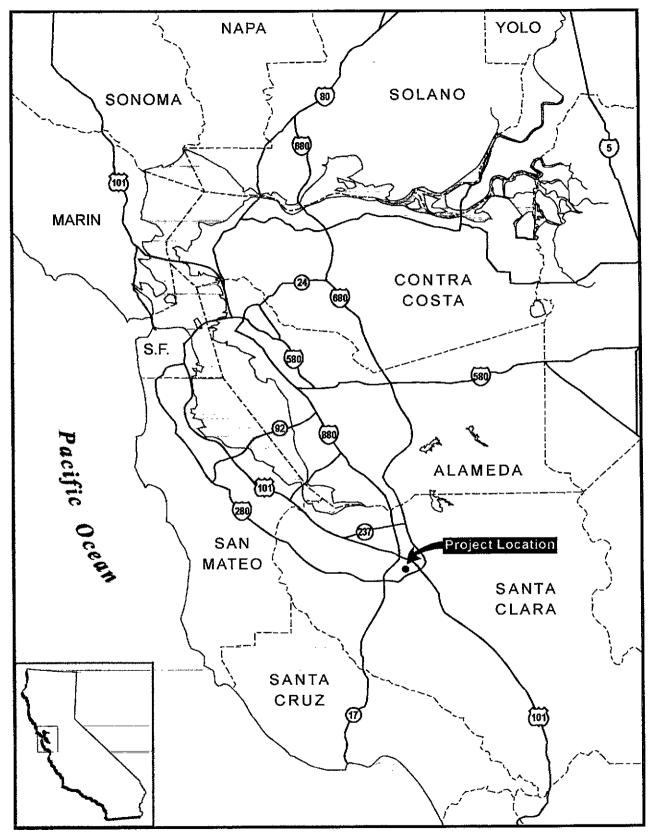


Figure 1: General Project Location

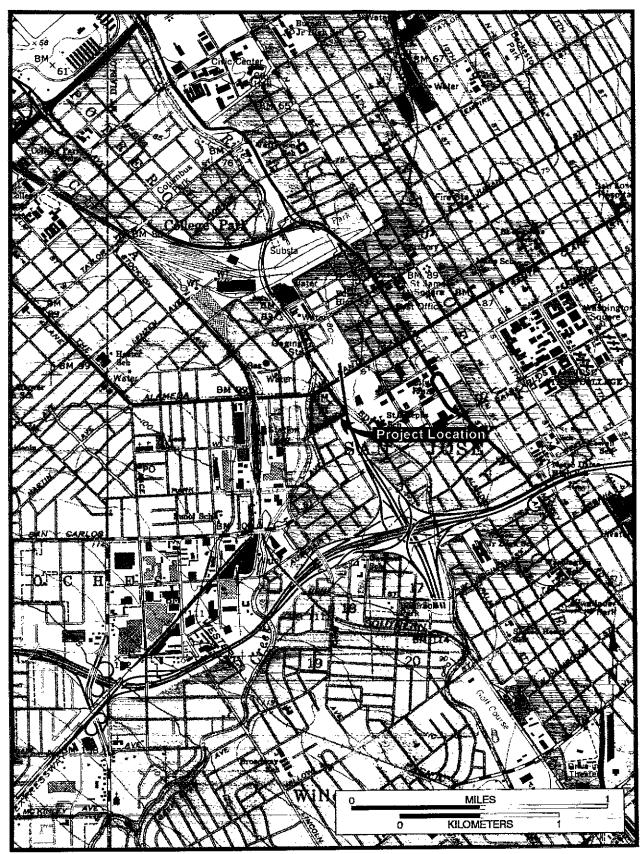


Figure 2: Project Location (USGS San Jose West, Calif. 1980)

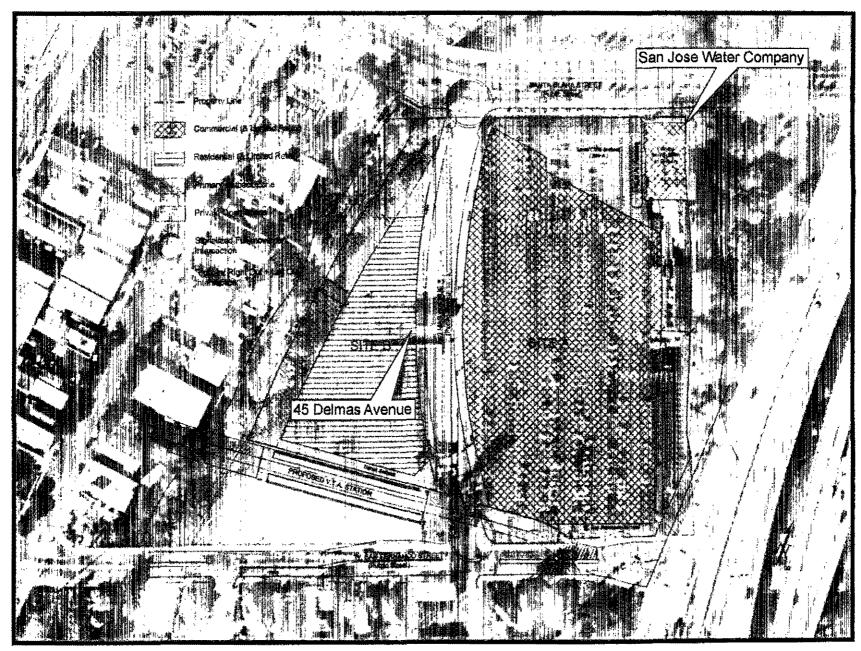
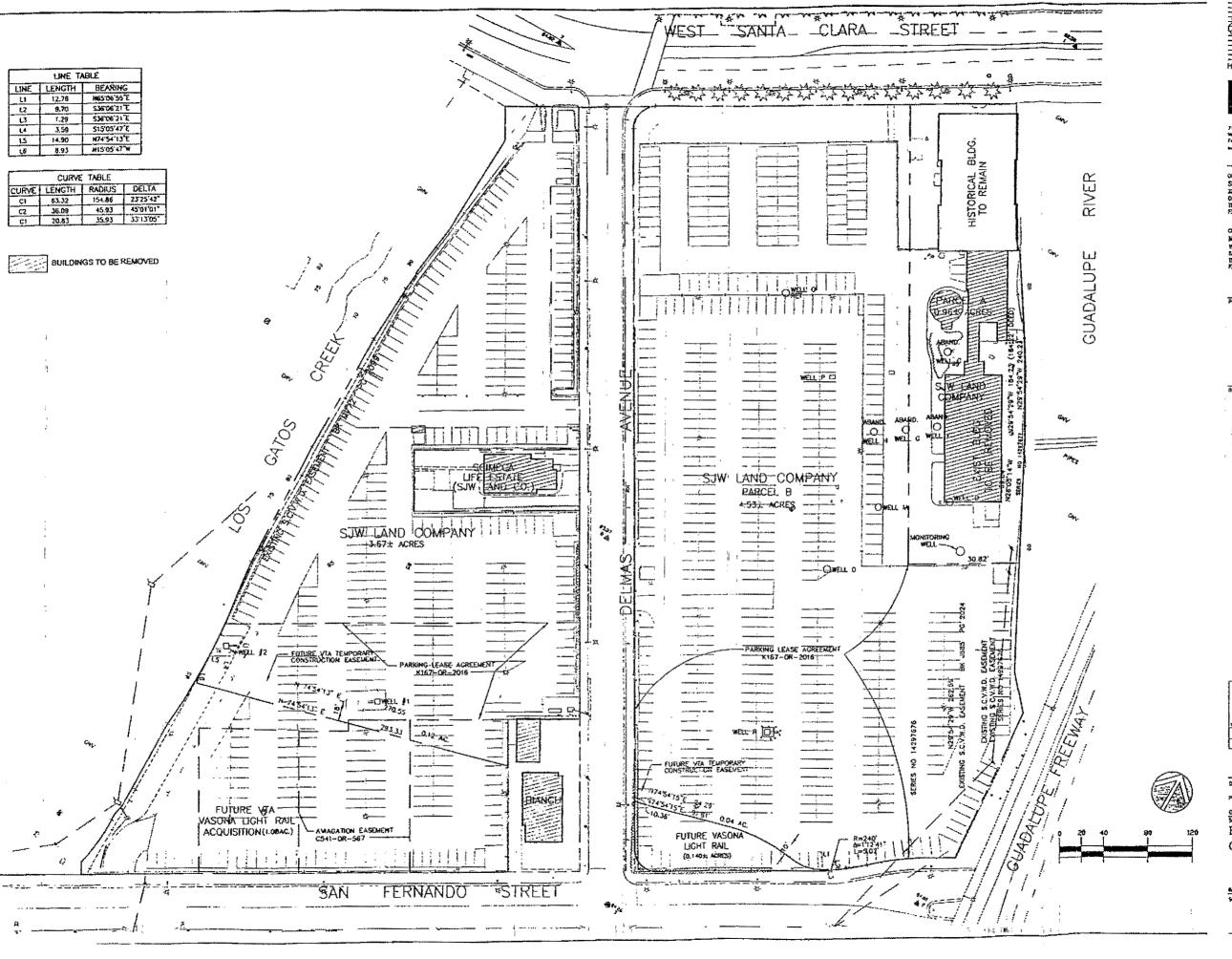


Figure 3: Aerial Photograph with Land Use Plan

	- -	
		_
		=
		<u>-</u>
		328
		_
		
		_ !
		-
		,
		1
		35
		
		
		<u> </u>
		畫
		
		=
		f
		-
		_







ARCHITECTURE, DESIGNAR, PLANT

71 Steromen St. Suite 2200, Sen Francisco, CA 341 Wice: 412 145-6556 Fac: 615 865-2763

COMMERCIAL DEVELOPER SRIM ASSOCIATES 1270 Libertoon Ave. Oatland, CA. 94610 IL: (518) 622-6307 FX: (510) 452-2699

Thompson Residential, LLC Crements to the total Crements to the total Savanto, CA 19865 T.(418) 331-3004 FX.(418) 331-7903

Chal Engager MacKay & Samps 1955 The Alamets San Jose, CA 95126 TL (405) 985-968 FX (408) 985-968 RESIDENTIAL ARCHITECT RAPE & Portners 1909 Main St., Joh Floor Inview, CA 925 M TE: (549) 808-1368 FX: (849) 808-1399

Project

Delmas Avenue Development Site

Planned Development Zoning City of San Jose, California



Land Company

74 West Senie Corn Street, Son Jame CK. 95198

Figure 4

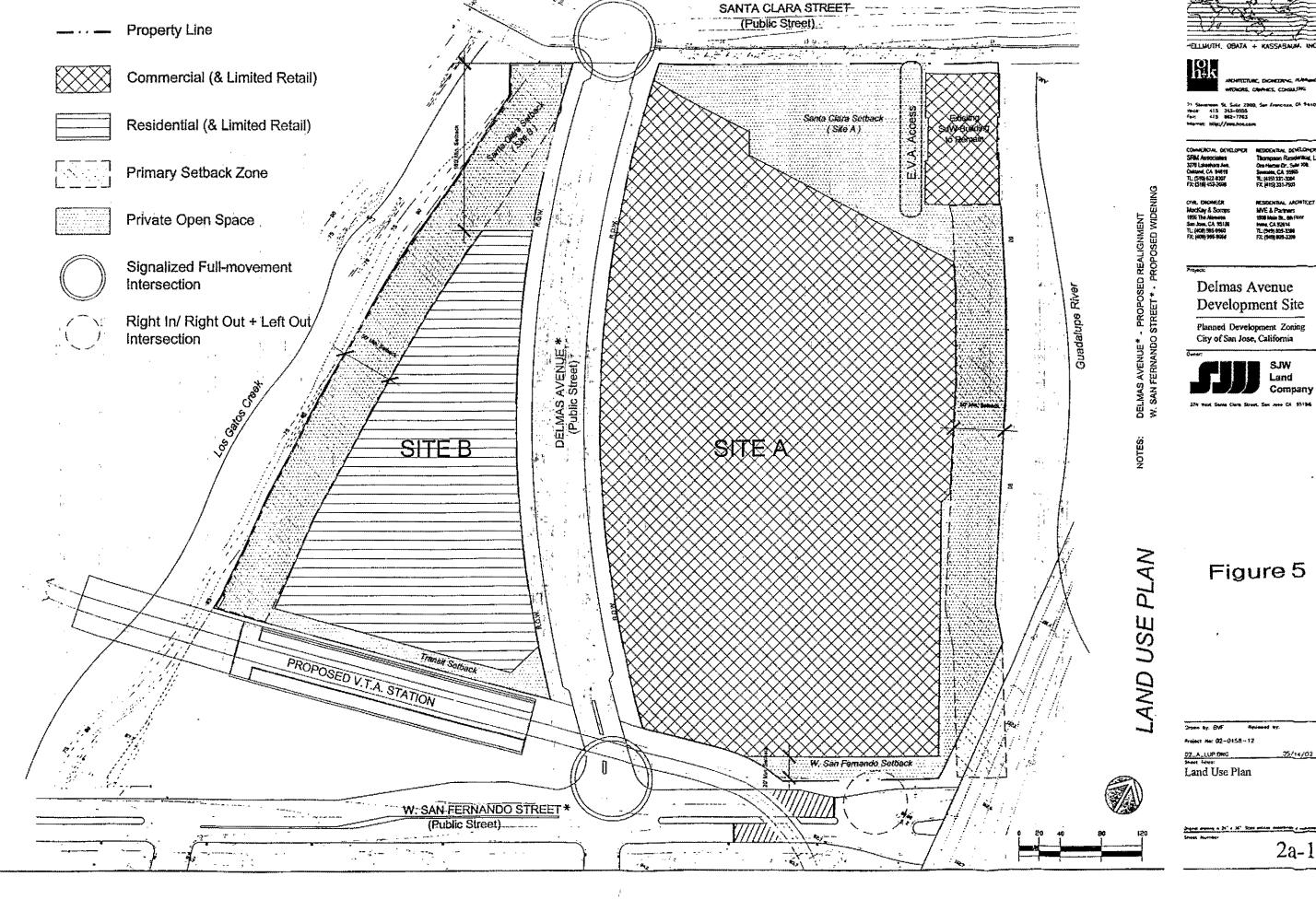
MACKAY & SOMPS CIVIL ENGINEERS, INC. COR DESCRIPTION OF PROPERTY OF ANY OFFICE AND ANY OFFICE ANY OFFICE AND ANY OFFICE ANY

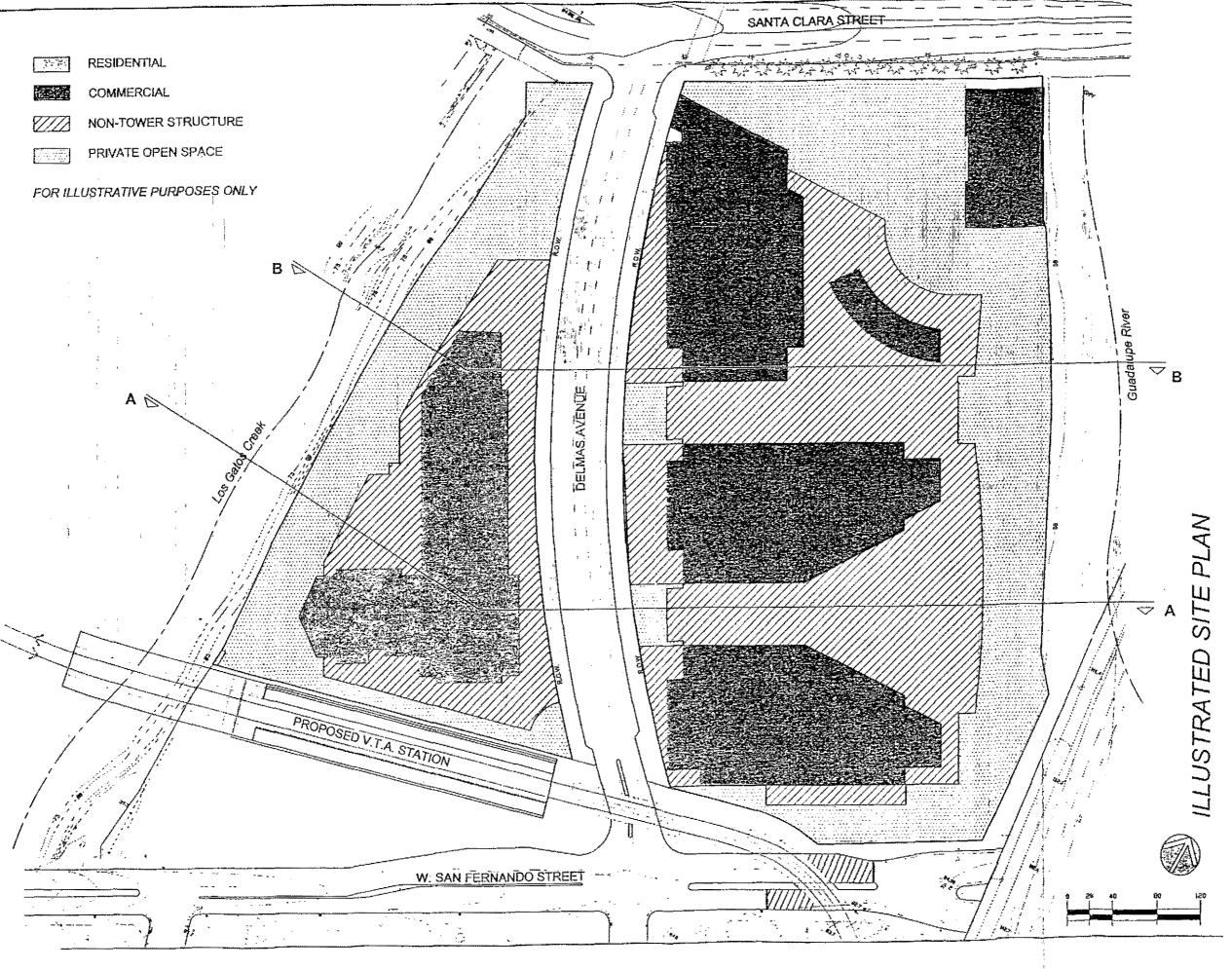
Draws by: 3VF Amiress by:
Project No: 32-0158-12
02_E-1 DNG 05/14/07
Shert Bilts:

Existing Conditions Plan

Bright drawing in 26° a 56° Scott uniform according a wholey Server Physiological

2e-2







HELLATOTH, OBATA + KASSABAUM, #



ARCHITECTURE ENGINEERING PURPORNE

71 Stormonom St. Suite 7700, Sun Franciago, CA 84165 Voice: 415 243-0555 Fex: 415 #62-7763

COMMERCIAL DEVELOPER SPUI ASSOCIATES M79 LIMESTON AND, OHISMA, CA SHEET

RESIDENTIAL DEVELOPER
Thompson Residential, LLC
Own Harner Dr., Sale 108
Senselle, CA 25965
TL: 1415) 331-3004

CHO, ENGINEER
MacKay & Somps
1956 The Abonese
San Jenn, 96, 98126
D.; 1408) 965 865

MESIDENTIAL, ANCHTE MVE & PORTANS 1900 Noin St., Wit Floor Write, CA 12514 TL: (1919) 800-3380 FX (543) 805-3229

Project

Delmas Avenue Development Site

Planned Development Zoning City of San Jose, California



Figure 6

by SVF Reversed by

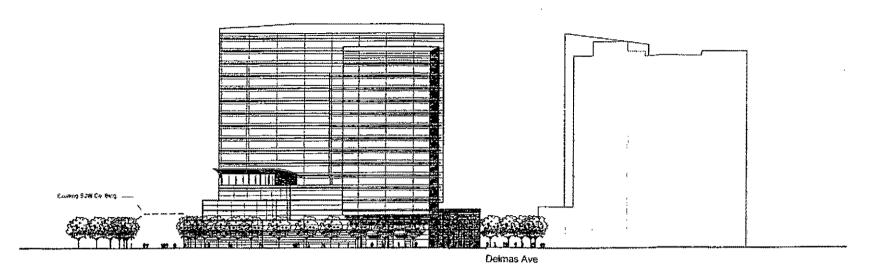
Project Mar 02-0158-12

03_CSP.0WG 55/14/6 Sheet Titles:

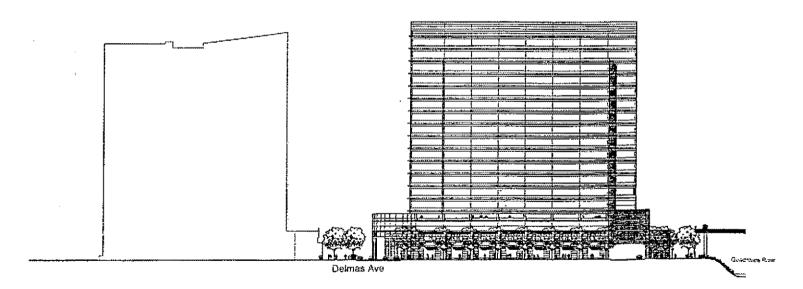
Illustrated Site Plan

Sheet Humber

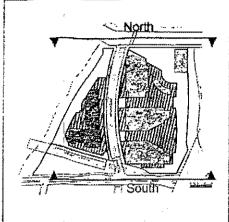
3



North Elevation (Santa Clara Street)



South Elevation (W. San Frenando Street)

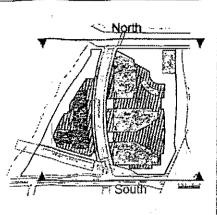


KEY PLAN

MATERIALS LIST:

- Finished Corrugated Metal

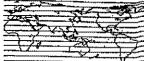
- "Green Wall" (Vertical Planting)



- Architectural Precast
 GFRC
 Natural Stone
 Vision Glass

- Spandrel Glass
- Finished Metal Panels

- Finished Aluminum
 Wood/Metal Trellises/Detail
- Stainless Steel
- Glass & Metal Canopies





SPIM ASSOCIATES THOMPSON Residential LL Draft CA 1998 Thompson Residen

MacKay & Somps 1856 The Accessor San Fase, Co. 30126 To 1600 1805 4888 FX (400) 1805 4888

SECONDITION, AND SECONDITION AND A PROPERTY SECONDITION SECONDITION CASE SECONDITION SEC

Delmas Avenue Development Site

Planned Development Zoning City of San Jose, California



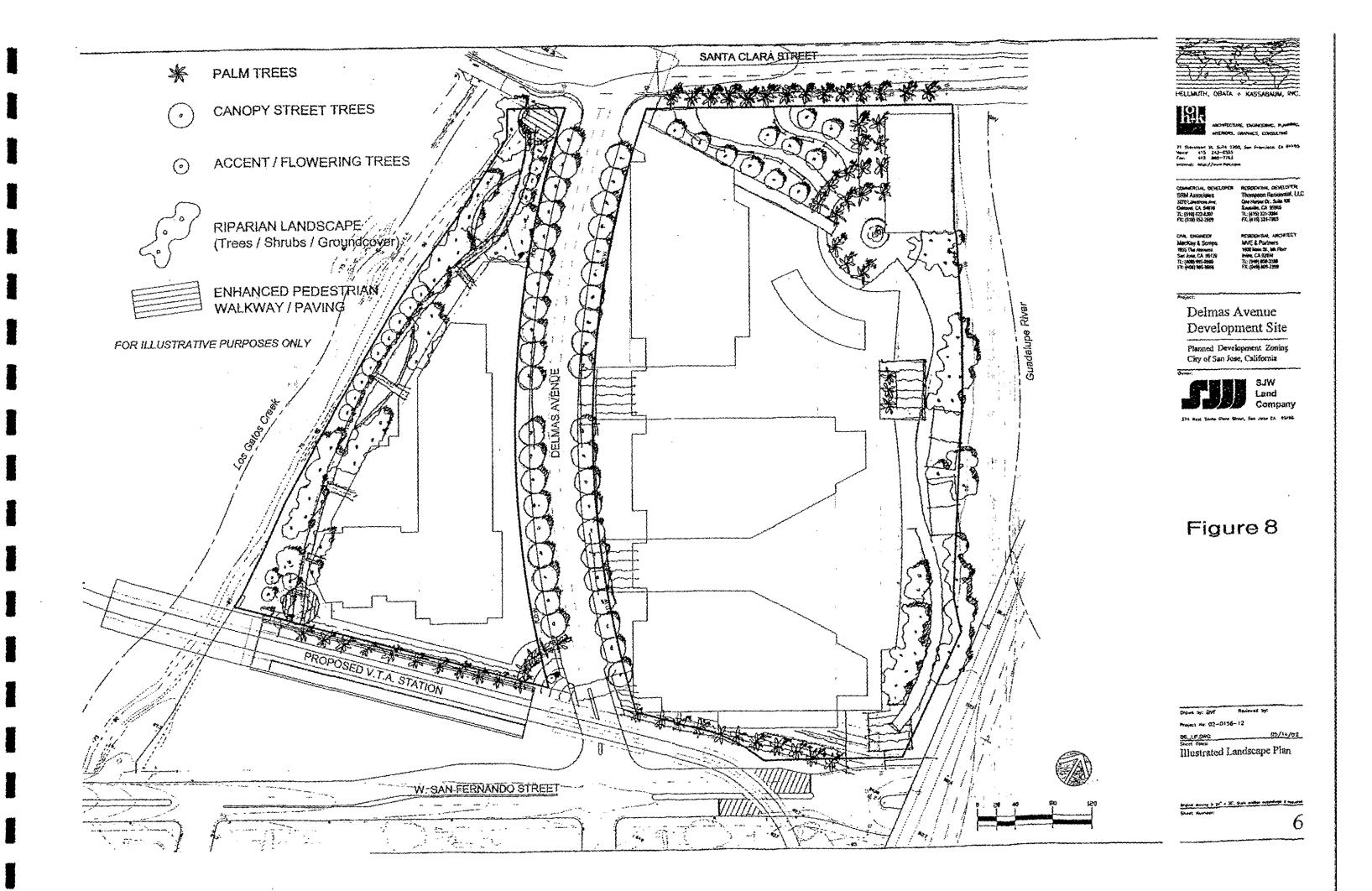
Figure 7

Illustrative

Exterior Elevations Site A.

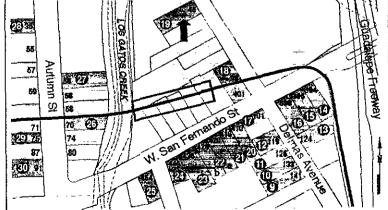
Drawn Swamp & 25" x 36", Score extens succession 6 "Money

5a-2



State of California - The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# PRIMARY RECORD Trinomial NRHP Status Code Other Listings Review Code ___Reviewer Date Page 1 of 4 Resource Name or #: (assigned by recorder) 45 Delmas Avenue Other Identifier: Dario Della Maggiore Residence and (P2b and P2c or P2d. Attach a Location Map as necessary) P2. Location: ☐ Not for Publication □ Unrestricted County Santa Clara а T 7S R 1E; - 1/4 of - 1/4 of Sec. unsectioned; b. USGS 7.5' Quad San Jose West Mount Diablo B.M. Address 45 Delmas Avenue City San Jose Zip <u>95110-25</u>03 C. UTM: Zone 10; __mE / __mN d. A Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) APN 259-38-039 P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries); This one-story, high-basement Queen Anne style house faces east on a mid-block parcel. The front yard, bordered by a concrete coping, is landscaped with lawn and hedges. Except for one other parcel, the remainder of the block has been cleared and paved for a municipal parking lot. The house has a generally rectangular plan with a hipped roof and a front gable over a three-sided bay window. The bay is flanked by a recessed corner porch. There is a recessed entry with transom and an entry-hall window with stained-glass flashing. Walls are clad in rustic siding. Ornament includes carved brackets with pendants, fish-scale shingles in the gable, paneled molding on the bay, and turned posts and a spindled frieze on the porch. Most of the windows have been replaced with aluminum sash; otherwise the house appears intact. P3b. Resource Attributes: HP2-Single family property ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other P4. Resources present: ■ Building P5a. Photo or Drawing P5b. Description of Photo: (see continuation sheet) P6. Date Constructed/Age and Sources: ☑ Historic ☐ Prehistoric ☐ Both 1892 P7. Owner and Address Scimeca Anthony D & Azelia 45 Delmas Avenue San Jose, CA 95110-2503 P8. Recorded by: (Name, affiliation, and address) Ward Hill and Glory Anne Laffey. Archives and Architecture, 353 Surber Drive, San Jose, CA 95123 P9. Date Recorded February 1999 P10. Survey Type: (Describe)

në p	of California – The Resources Agency		Primary #	
	ARTMENT OF PARKS AND RECREATION		HRI#	
BU	ILDING, STRUCTURE AND OF	SJECT REC	ORD	
			NRHP Status Code	
Page	2 of 4 R	esource Name or	#: (assigned by recorder) 45 Delmas A	enue
B1.	Historic Name: Dario Della Maggiore Residence		B2. Common Name:	
B3,	Original Use: residence	-	B4. Present Use residence	
B5.	Architectural Style: Queen Anne Style			
B6. This	Construction History: (Construction date, alte 1892 house appears to be unaltered, except for the	rations, and date of replacement of mo	alterations) st windows with aluminum sash.	
		•		we.
B7. B8.	Moved? No Yes Unknown			
	Related Features: Architect None		B9b. Builder: Unknown	
	Significance: Theme Residential Architecture		Area San Jose	
	Period of Significance 1892-1918, 1920-1934		Property Type residential	_ Applicable Criteria
	(Discuss importance in terms of historical or an			
				d curently occurs the house. In 1984 they
Dario Clara physi office	red a life estate when the property was acquired be and Lucia had several children, the best known be University on a football scholarship, but an injury ical education and coached wrestling and basebal the held until 1969. He is noted for his efforts to ectually challenged is the first facility of this type in	y the City of San Jo eing Sabatino Paul terminated his care I in local high schoo increase federal fun	se for an arena parking lot. ("Sam") born in 1911. Sam attended the er early. He eventually graduated from labels and colleges until 1958. In 1942, he ding for mentally and physically challenges.	San Jose State College in 1940, and taught successfully ran for county supervisor, an
Dario Clara physi office intelle	and Lucia had several children, the best known b University on a football scholarship, but an injury cal education and coached wrestling and basebal he held until 1969. He is noted for his efforts to	y the City of San Jo eing Sabatino Paul terminated his care I in local high school increase federal fun the area and name	se for an arena parking lot. ("Sam") born in 1911. Sam attended the er early. He eventually graduated from a lab and colleges until 1958. In 1942, he ding for mentally and physically challenged in his honor.	e Fourth Ward schools and entered Santa San Jose State College in 1940, and taught successfully ran for county supervisor, an
Dario Clara physi office intelle Listed B11. B12.	and Lucia had several children, the best known by University on a football scholarship, but an injury cal education and coached wrestling and basebale he held until 1969. He is noted for his efforts to actually challenged is the first facility of this type in	y the City of San Jo eing Sabatino Paul terminated his care I in local high school increase federal fun the area and name Structure. (see co	se for an arena parking lot. ("Sam") born in 1911. Sam attended the er early. He eventually graduated from a lab and colleges until 1958. In 1942, he ding for mentally and physically challenged in his honor.	e Fourth Ward schools and entered Santa San Jose State College in 1940, and taught successfully ran for county supervisor, an
Dario Clara physi office intelle Listed B11. B12. (see	and Lucia had several children, the best known by University on a football scholarship, but an injury cal education and coached wrestling and basebale the held until 1969. He is noted for his efforts to actually challenged is the first facility of this type in the City of San Jose Inventory as an Identified Additional Resource Attributes: (List attributes an References:	y the City of San Jo eing Sabatino Paul terminated his care I in local high school increase federal fun the area and name Structure. (see co d codes)	se for an arena parking lot. ("Sam") born in 1911. Sam attended the er early. He eventually graduated from als and colleges until 1958. In 1942, he ding for mentally and physically challenged in his honor. Intinuation sheet)	e Fourth Ward schools and entered Santa San Jose State College in 1940, and taught successfully ran for county supervisor, an
Dario Clara physi office intelle Lister B11. B12. (see	and Lucia had several children, the best known by University on a football scholarship, but an injury cal education and coached wrestling and basebale the held until 1969. He is noted for his efforts to actually challenged is the first facility of this type in the City of San Jose Inventory as an Identified Additional Resource Attributes: (List attributes an References: continuation sheet) Remarks:	y the City of San Jo eing Sabatino Paul terminated his care I in local high school increase federal fun the area and name Structure. (see co d codes)	se for an arena parking lot. ("Sam") born in 1911. Sam attended the er early. He eventually graduated from als and colleges until 1958. In 1942, he ding for mentally and physically challenged in his honor. Intinuation sheet)	e Fourth Ward schools and entered Santa San Jose State College in 1940, and taught successfully ran for county supervisor, an



Item B10. Continued

45 Delmas Avenue appears to retain a high level of historic integrity. The house is not an exceptional example of a Queen Anne style house in San Jose, and thus it does not appear to be individually eligible for the National Register under Criterion C. Although Wilbur Wilcox held a prominent position with the San Jose Water Department, he does not appear to be a sufficiently significant historic figure for the building to be eligible under Criterion B. While Sam Delia Maggiore appears to be of some local significance, his residence during his years a county supervisor would have the strongest association with his contributions to San Jose, not the house at 45 Delmas Avenue. Consequently, 45 Delmas Avenue does not appear to be individually eligible for the National Register because it does not appear to be significant under Criteria A, B and C. Given its physical isolation today in a large parking lot, the house lacks the visual linkages to the adjacent Delmas residential area. Thus 45 Delmas Avenue does not appear to be a contributing structure to the potentially National Register eligible residential historic district in the Delmas area.

Item B12, Continued

Laffey, G.A.

1992 Historic Resources Inventory Survey Phase II. Report prepared for the Planning Department, City of San Jose, by Archives & Architecture.

1995 County Leadership: Santa Clara County Government History. San Jose: County of Santa Clara Heritage Commission.

San Jose Assessor's Block Books

1883-1924 Various books.

San Jose City Directories

1880-1970 Various editions.

San Jose Historic Landmarks Commission

1998 Historic Resources Inventory. Adopted 1987. Revised December 1998.

San Jose Mercury Herald

1918 Superintendent of San Jose Water Co. to be Buried Today. December 4.

Sanborn Fire Insurance Maps for San Jose

1884-1970 Various years.

Santa Clara County Great Registers

1867-1896 Various registers.

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Recorded by Ward Hill and Glory Anne Laffey

	Primary #		
	HRI #		
	Trinomial	-	<u>-,.</u>
Resource Name or #: (assigned	by recorder) 45 Delmas Avenue		
	Date: February 1999	⊠ Continuation	Undate

Item P5a. Photo, continued

Page 4 of 4



FORM 58-118/HISTORICREPORTS.Com65 REV 10/27/98

Historic Resource Name: 45 Delmas Avenue						
Note: 1850		plete all blanks. Use spaces to justify ratings. For example, a rating o	of "E" on No. 9	. Age, would l	be justified by	"Built in
A.	VISI	UAL QUALITY/DESIGN				
	1.	EXTERIOR turned ornamental detail	_ , E, ,	<u>. V</u> G	G	FP
	2.	STYLE Queen Anne	_ E	VG 👢	G	FP
	3.	DESIGNER not known	<u> </u>	. <u>. V</u> G	G .	FP
	4.	CONSTRUCTION ornamental details	_ ,E , ,	V.G.	G	FP
	5.	SUPPORTIVE ELEMENTS landscaping	E	VG	6	FP
B.	HIS	TORY/ASSOCIATION		_	<u>. </u>	-
	6.	PERSON/ORGANIZATION Wilcox	_ E	$\langle v \rangle$	G,	FP
	7.	EVENT	_ E	"VĢ	G	(FP)
	8.	PATTERNS Water works	E	VG	G	FP
	9.	AGE	E	(\overline{VG})	G	FP
C.	. ENVIRONMENTAL/CONTEXT					
	10.	CONTINUITY not in a district	E	VG	G	(FP)
	11.	SETTING residential area	E.	. VG	G	FP
	12.	FAMILIARITY	. E	VG	G	FP
D.	INT	<u>EGRITY</u>		-		
	13,	CONDITION good	E	VG	G _i	FP
	14.	EXTERIOR ALTERATIONS none	E	VG	G	FP
	15.	STRUCTURAL REMOVALS home	E	VG	G	FP
	16.	SITE not moved	_ (E)	, VG	G .	FP
E.	REV	ERSIBILITY				
	17.	EXTERIOR	_(E)	VG	G	FP .
F.	ADE	DITIONAL CONSIDERATIONS/BONUS POINTS				
	18.	INTERIOR/VISUAL QUALITY not accessible	E	VG	G	(FP)
	19.	HISTORY/ASSOCIATION OF INTERIOR WILCOX	_ E	VG	G	FP (
	20.	INTERIOR ALTERATIONS not accessible	_ E .	VĢ	,G	FP
	21.	REVERSIBILITY/INTERIOR not accessible	_ E	VG	. G	(F)
	22.	NATIONAL OR CALIFORNIA REGISTER	_ E .	VG	G	(FP)
REV	IEWE	EDBY: Ward Hill	DATE:	5/23	2002	

(Sum of A,B & C)

Α.	VISUAL QUALITY/DESIGN 1. EXTERIOR 2. STYLE 3. DESIGNER 4. CONSTRUCTION 5. SUPPORTIVE ELEMENTS	VALUE E VG G 16 12 6 10 8 4 10 8 2 10 8 3 8 6 3	FP
В.	HISTORY/ASSOCIATION 6. PERSON/ORGANIZATION 7. EVENT 8. PATTERNS 9. AGE	E VG _ G 20	FP
C.	ENVIRONMENTAL/CONTEXT 10. CONTINUITY 11. SETTING 12. FAMILIARITY	E VG G 8 6 3 6 4 2 10 8 4 SU	FP 0 0 Z 2 2 3 3 4 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
		PRELIMIN	SUBTOTAL: 23 SUBTOTAL: 30 IARY TOTAL: 53

D.	INTEGRITY	E	<u>VAI</u> VG	LUE G FP		
	13. CONDITION	(-)	.03	.05 .1.0	x * = <u>O</u>	
	14. EXTERIOR ALTERATIONS	<u>(-)</u>	.05	.10 .20	*from A. B. C Subtotals X * = O	
		\odot	.03	.05 .10	*from A and C SubtotalsX * =	
	15. STRUCTURAL REMOVALS	(-)	.20	.3040	-from 8 Subtotal X * =	
	•	$\check{\odot}$.10	.20 .40	*from A and C Subtotals X * = O	
	16. SITE	(T)	.10	.20 .40	X * = O	
		INTE	GRITY	DEDUCTION	S SUBTOTAL:	
		<u>ADJI</u> (Preli	USTED iminary	SUBTOTAL: Total minus Ir	53 - 0 = 53	
E.	REVERSIBILITY 17. EXTERIOR	<u>E</u>	<u>v</u> 3	VALUE G G 2	FP 23	
F.	ADDITIONAL CONSIDERATIONS/ BONUS POINTS 18. INTERIOR/VISUAL QUALITY 19. HISTORY/ASSOCIATION OF INTERION. 20. INTERIOR ALTERATIONS 21. REVERSIBILITY/INTERIOR 22. NATIONAL OR CALIFORNIA REGIST		3 3 4 4 20	VALUE VG G 3 1 3 1 4 2 4 2 15 10	FP 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
		_[BONUS	POINTS SUE	BTOTAL: 4	
	ADJ	USTED .	TOTAL	(Plus Bonus	Points): 57_	

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines* for *Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property				· ·	······································
historic name San Jose Wate	er Works Building			· · · · · · · · · · · · · · · · · · ·	
other names/site number San Jo		Building			
2. Location	·				
street & number 374 West San	+- Cl C4	· · · · · · · · · · · · · · · · · · ·		not for r	oublication
site town Sam Jaco	La Clara Street		-	vicinity	DUDIICARION
city, town San Jose state California code	e CA county	Santa Clara	code 085		rip code 95196
5.2.0 Callionina 555.	S CA COUNTY	Junea Orala			rib cogo 32130
3. Classification					
Ownership of Property	Category of Property	Nur	mber of Resou	urces within	Property
x private	x building(s)	Сог	ntributing	Noncontri	buting
public-local	district		1	2	ouildings
public-State	site	'표'			sites
public-Federal	structure	= 5 ′	1		structures
	object	— · '		h/	bjects
			2		Fotal .
Name of related multiple property lis	etina:	Nice	There of exercit		urces previously
statue of related maniple property in	sung.				
			w ni nie Mano	mai Registe	or
4. State/Federal Agency Certif	ication				
In my opinion, the propertym Signature of certifying official	eets does not meet th	ie National Register crit	eria. LSee c 	ontinuation s	:heet <u>,</u>
Signature of certifying omera:				Date	
State or Federal agency and bureau					======================================
In my opinion, the propertym	eets does not meet th	e National Register crit	eria. See c	ontinuation s	heet.
Signature of commenting or other off	icial		<u>-</u>	Date	
State or Federal agency and bureau					<u>**</u>
5. National Park Service Certif	ication			<u> </u>	
, hereby, certify that this property is					
		-			_
entered in the National Register.					
See continuation sheet,					<u>= : </u>
determined eligible for the Nation			=		_
Register. See continuation shee	et				- · · · · · · · · · · · · · · · · · · ·
determined not eligible for the			F- — `	• •	
National Register.			, 		
<u> </u>		_			=
removed from the National Regis	ster				
other, (explain:)		<u> </u>		<u> </u>	- ·
				= .	· *
		Signature of the Keeper	<i>r</i>		Date of Action

Owners Francisco feating and and form to the strings
Current Functions (enter categories from instructions)
commerce/ business
<u>industry/waterworks</u>
Materials (enter categories from instructions)
foundation Concrete
walls Concrete
Stucco
roof Terra Cotta
other Iron
Steel

Describe present and historic physical appearance.

(See Continuation Sheet for Section Number 7)

8. Statement of Significance				
Certifying official has considered the		perty in relation to other properties statewide locally	·	- -
Applicable National Register Criteria	XA B XC	□D=		-
Criteria Considerations (Exceptions)	□A □B □C	D E F G	· =	
Areas of Significance (enter categorie Industry Architecture	s from instructions)	Period of Significance 1888-1939 1913:1934		Significant Dates _N/A 1934:1913:1940
		Cultural Affiliation		
Significant Person		Architect/Builder		-
Significant Person				er and Curtis)/

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

(See Continuation Sheet for Section Number 8)

9. Major Bibliographical References	
Published Materials	en e
Arbuckle, Clyde. <u>Clyde Arbuckle's Histo</u> McKay Printing Co., 1985.	ry of San Jose. San Jose, Smith &
California History Center. <u>Water in the</u> San Jose, De Anza College, 1981.	Santa Clara Valley: A History.
Herrmann, F. C., and Elliot, G. A. Report of the San Jose Water Company.	rt on the Appraisement of Properties San Francisco, 1914.
SJW Corp. Annual Report, 1988.	
Provious desumentation on 61- (NDC).	X See continuation sheet
Previous documentation on file (NPS): preliminary determination of individual listing (36 CFR 67) has been requested previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey #	Primary location of additional data: State historic preservation office Other State agency Federal agency Local government University Other
recorded by Historic American Engineering Record #	Specify repository:
10. Geographical Data	
Acreage of property0.96	- · ;
JTM References A 1 0 5 9 7 7 2 0 4 1 3 2 0 0 0 Zone Easting Northing	B Zone Easting Northing D
	See continuation sheet
erbal Boundary Description	
Assessor's Parcel Number 259-38-128, as is sketch map.	ndicated by dashed boundary line on
	See continuation sheet
oundary Justification	
The boundary includes all associated buil Water Works Building. Although the San J block, the remainder of the land (constit is utilized primarily for parking and is of the property.	ose Water Co. now owns the entire
	See continuation sheet
1. Form Prepared By	
amentitle Woodruff C. Minor/ Architectural Hi	storian
rganization <u>c/o Basin Research</u> Associates	date 13 September 1989
treet & number 14731 Catalina Street	telephone (415) 357-0566
ity or town San Leandro	ctate California rip code 94577

National Register of Historic Places Continuation Sheet

Section r	number	7	Page	1
-----------	--------	---	------	---

DESCRIPTION

The San Jose Water Works Building (indicated as sketch map) is an excellent local example of a 1930s office building combining elements of the Moderne and Spanish Colonial Revival styles. A prevailing sense of order and symmetry imparts a classical feeling to the design. The two-story, rectangular-plan building, built in two phases in 1934 and 1940, is of reinforced-concrete construction. End wings have hip roofs clad in red terra-cotta tile. Original, steel-sash windows are set in bays demarcated by fluted piers. Cast-stone ornament includes a Moderne frieze band and a sculptural pediment over the Some windows have ornamental cast-iron panels and wrought-iron grilles. The building's exterior retains a high degree of integrity. The interior has been largely altered, although original detailing survives in the vestibule and main public space. The property also includes two buildings which serve as rear wings or annexes. The attached pump house and transformer house ("B" and "C" on sketch map) were built in 1913 in the Mission Revival style. The Data Processing Building ("D"), as well as an entry lobby and breezeway ("E" and "F"), were built in 1984-85; the latter serve to link all three buildings together into a single complex. The pump house has been remodeled to blend with the stucco-and-tile styling of the 1980s additions, while the transformer house retains its original appearance. Finally, there is a detached, concrete cistern ("G"), dating from ca. 1920 - ca. 1940. The site includes a appearance. manicured lawn west of the main building, plantings of shrubbery, and an asphalt parking lot on the south.

The San Jose Water Works Building has a rectangular plan. Its ground dimensions are approximately 68 feet by 122 feet, with the long axis perpendicular to West Santa Clara Street. (Although the long axis is oriented roughly northwest by southeast, for convenience the respective elevations shall be referred to as "north," "east," "south," and "west.") The front facade faces north to West Santa Clara Street. The very similar but not identical side elevations face east to the Guadalupe River and west to a landscaped area consisting of lawn and trees. The rear elevation faces south to the pump house/transformer house and Data Processing Building. Low hedges and shrubs flank the building.

National Register of Historic Places Continuation Sheet

Section number	7	Page	2
----------------	---	------	---

The reinforced-concrete structural system of the building includes the foundation, partial basement, floors, interior posts, and exterior walls. The roof system combines reinforced-concrete beams and steel trusses. The hipped portions of the roof are capped with three-inch concrete slabs and exterior walls are clad in a three-inch coating of concrete. Roofs are clad in red terra-cotta tile. Interior partitions are primarily hollowmetal studs and plaster, with ceilings also finished in plaster.

Although the building was built in two phases, both phases were designed by the same architect and the resulting structure appears to have been built in a single phase. The front, or north, two-story section and the first story of the central section were built in 1934; the rear, or south, two-story section and the second story of the central section were built in 1940. The overall composition is balanced, consisting of two-story, hip-roofed end sections joined by a slightly lower two-story central section with shed-roofed parapets concealing a flat roof.

The symmetrical front elevation displays five equal bays which are slightly recessed and separated by fluted piers. The central bay contains the entry-with original glass-panelled wood doors, sidelights and transoms-which is reached by a short flight of stairs flanked by fluted concrete cheeks. Each of the remaining bays contains a large, tripartite window with operable casements and transoms at the first-floor level, with paired casement windows at the second-story level of every bay. Mullions and sash are steel.

Each of the very similar side elevations exhibits a three-part horizontal composition consisting of end sections flanking the central section. Each end section contains three bays separated by fluted piers, with the central bay narrower than the flanking bays. The first story of the central section is divided into three bays by smooth, pilaster-like elements, while the second story, which steps back slightly, contains a continuous fenestration band. Windows, all with steel sash and mullions, are of three types: those on the first story of the north end section are identical to first-story windows on the front elevation; those on the second story of the end sections are identical to second-story windows of the front elevation; and those in the central section and on the first story of the south

National Register of Historic Places Continuation Sheet

Section	number	 Page	3	

end section are thin-mullioned steel casements. The major differences between the side elevations are in certain details of the west elevation, all original: The middle bay of the north end section has larger windows (lighting an interior stairwell), while its south bay contains no windows (interior lavatory and stairs); the first-story middle bay of the central section contains a small transomed doorway (originally leading to the foreman's office), while its south bay contains no window (interior vault); finally, the first story of the south end section originally contained an open loggia at its southwest corner (since altered, discussed below).

The rear (south) elevation displays a row of thin-mullioned, steel-sash casement windows on the second story. A total of twelve windows are arranged in three groups of four, each group joined by a continuous sill.

Exterior ornament is primarily of molded concrete, also known as cast stone. This includes a Moderne-style frieze band of rondels and chevrons running along the top of the piers on the front and side elevations; Moderne-style diamonds with flanking chevron panels projecting above the frieze band in the end sections and above first floor windows in the central section; undulating molding over the entry and the ground-floor windows of the north end section; and a sculptural pediment over the entry in the form of a ship's prow. Tripartite cast-iron panels over ground-floor windows in the north end section exhibit a replicated bas-relief pattern on the theme of water (clouds, raindrops and waves). Wrought-iron grilles over the sidelights and transom of the entry, and at the base of ground-floor front windows, display curved and wavy patterns. Signage consists of painted letters above the frieze band of the central section on the east and west elevations, reading "SAN JOSE WATER COMPANY."

Exterior alterations are minor. A recessed signage panel over the frieze band on the front elevation, containing the words "SAN JOSE WATER WORKS" in Moderne-style concrete lettering, has been covered over with concrete. A ground-level loggia at the southwest corner of the building, dating from 1940, was enclosed with steel-sash windows in 1952-53. Two first-story windows on the east elevation, located in the middle bay of the north end section and the north bay of the south end section, have been

National Register of Historic Places Continuation Sheet

Section	number	7	Page _	4	
~~~	11011100				_

enclosed with concrete. Otherwise the building appears as it did following its enlargement in 1940.

used primarily for administration, interior is accounting and customer service; secondary uses include a meeting room for the board of directors, a small library, an employees' lounge and kitchen, storage rooms and lavatories. A small vestibule at the north entrance leads to a second set of doors with sidelights and transoms opening into the major space of the interior: a large hall with six free-standing piers. portion of this hall serves customers (walk-in payments and Offices are grouped along the walls around this inquiries). central space. A rear corridor leads to the south entrance (a recent addition, discussed below). Two stairways, on the east and west sides, lead to the second story, where offices and corridors are grouped around a small light court. A partial basement, beneath the central section of the building, contains boilers for heating and space for storage. Original ceiling heights on the first floor were eleven feet (offices) and thirteen feet six inches (customer-service hall), with a uniform ceiling height of ten feet on the second story.

The interior has been altered continually as programmatic needs, tastes and technologies have changed. Alterations have taken the form of reconfigured spaces (old partitions removed, new ones built), dropped acoustic-tile ceilings, the removal of decorative trim, and the addition of new hardware, fixtures and flooring. Significant original detailing and trim include diamond-pattern beige-aggregate terrazzo flooring (vestibule and front portion of customer-service hall); plaster cornice molding and corbelled ceiling panels (vestibule); smooth plaster ceilings (front offices); and wood wainscot (north wall of hall). An ornamental plaster cornice, partially obscured by a dropped ceiling, extends around the perimeter of the north portion of the customer-service hall; it consists of reeded and fluted bands incorporating two identical plaster panels (on the north and south), each depicting a stylized fountain of water.

The pump house ("B" on sketch map), originally built in 1913, is a wood-frame, rectangular-plan building with concrete foundation, containing one story with an attic. A continuous hipped parapet is clad in red terra-cotta tile. Walls are

### National Register of Historic Places Continuation Sheet

Section	number	7	Page	5

sheathed in stucco. Three fixed-pane windows are at the north end of the east wall, with two small louvered vents on the south wall. Ground dimensions are 24 feet by 61 feet, with the long axis parallel to that of the main office building. The interior is partitioned into two rooms: the larger, to the south, contains three electric booster pumps in a concrete pit; the north room is used for storage. A low extension and an entry/lobby addition connect the building to the main office building on the north. Originally designed in the Mission Revival style, with a gable roof and parapets identical to the transformer house (see below), this building has undergone two major alterations: the first (ca. 1920s) extended the walls to the height of the parapets and replaced the gable roof with a flat roof, creating a boxy structure with an added attic space; the second (1984-85) modified the exterior and roof to harmonize with the entry/lobby addition and the Data Processing Building, both built at that time (see below).

The transformer house ("C" on sketch map), built in 1913, is a small rectangular structure projecting off the south wall of the pump house, with ground dimensions of nine feet by 17 feet. It is of reinforced-concrete construction, buttressed along the base, with a gable roof clad in red terra-cotta tile. A single set of double wood doors is set into the south end of the west wall. The south facade, incorporating a round louvered vent and a plaque bearing the date "1913," flares out at the level of the eaves and terminates in a stepped, Missionesqe parapet with heavy coping. Originally housing an electrical transformer, the building is now vacant and used for occasional storage. It is intact except for the enclosing of two openings on the west side and the addition of terra-cotta tile to the roof (originally clad in asbestos shingles).

The Data Processing Building ("D" on sketch map) was built in 1984-85, replacing an 1895-96 brick building that originally housed steam-powered Holly Pumps. It is a one-story, woodframe, rectangular-plan building with a flat-topped hip roof clad in red terra-cotta tile. Ground dimensions are 48 feet by 112 feet, with the long axis parallel to that of the main office building. Walls are clad in stucco. The principal entry is set in a recessed glass vestibule on the north wall, with a secondary entry and three fixed-pane windows on the west wall. A loading

### National Register of Historic Places Continuation Sheet

Section	number	7	Page	6
OBCHUII	HUHHDOL		ayo.	

dock with double metal doors and a dumpster bay project from the south wall. The building houses the company's computers and its meter-reading and billing departments, as well as its mail room.

The entry/lobby addition ("E" on sketch map) and breezeway ("F"), both built in 1984-85, provide an entrance to the main office building from the parking lot and a covered passageway linking the three primary buildings of the property. The entry/lobby addition projects from the south wall of the main building, adjoining the pump house. Of wood-frame construction, with stucco veneer and a hip roof clad in red terra-cotta tile, it has fixed-pane windows and two sets of glass doors, one facing west to the parking lot, the other facing south, on-axis with the breezeway. The breezeway, extending south from the entry/lobby addition to the main entry to the Data Processing Building, is wood-framed with a veneer of stucco; it consists of round columns supporting a flat roof which is concealed by a fascia-parapet.

The suction basin ("G" on sketch map), dating from ca. 1920-1940, is a round, reinforced-concrete cistern seven feet high and 17 feet in diameter, with a capacity of 52,000 gallons. A stairway projects to the south. The ribbed metal roof is recent, and the structure is obscured by a high hedge. Its function is to collect well water which is then sucked out by booster pumps.

### National Register of Historic Places Continuation Sheet

Section	number	8	Page	1
---------	--------	---	------	---

#### SIGNIFICANCE

The San Jose Water Works Building appears to be eligible for the National Register under criterion A, for its association with the oldest privately owned water utility in California, and under criterion C, as an excellent example of a distinctive type of office building of its period. The property embodies the theme of water utilities in the San Francisco Bay Area, of paramount importance in the urban_development of the region. The San_Jose Water Company, established in 1866 to provide water to San Jose and neighboring communites, remains in business under private ownership--highly unusual for a water utility. The impoundment and distribution system, initially developed between the 1870s and the 1890s, represents an ambitious and highly successful undertaking. The site of the San Jose Water Works Building has been occupied by a well field and pumping station since ca. 1880, and the company's offices have been located there since 1888. The present office building, built in two stages in 1934 and 1940, represents a melding of the Moderne, Spanish Colonial Revival and vestigial classicism in a distinctive manner that is characteristic of the period and region. Its exterior retains a high degree of integrity. The architect, Ernest N. Curtis of the firm of Curtis & Binder, was perhaps San Jose's leading architect between the 1920s and the 1950s. The building serves an important urban-design function as a "gateway" structure to downtown San Jose--a dignified monument at the principal west entrance to the city proper. Finally, the significant date of 1940 will be 50 years in the past within several months of this writing.

The primary historic context of the property concerns the development of municipal water supplies in the San Francisco Bay Area in the late 19th and early 20th centuries. The secondary historic context relates to the design qualities of the San Jose Water Works Building, a distinctive regional blending of the Spanish Colonial Revival and the Moderne styles in a spirit of classical order, appropriate for public-oriented office buildings. A corollary to this secondary context is the local prominence of the architect, who was representative of a recurring pattern in medium-size American cities prior to World War II, in which one or two prominent architectural firms handled most major commissions of a civic and commercial nature.

## National Register of Historic Places Continuation Sheet

Section	number	8	Page	<u>2</u>

The residents of the burgeoning towns and cities of the Bay Area in the 1850s depended on private wells, springs, creeks and small rivers for their water supply. Water companies began to be organized in the 1860s to meet the demand of rapidly expanding The Spring Valley Water Company built reservoirs populations. and flumes to bring water from San Mateo County into San Francisco. Anthony Chabot's Contra Costa Water Company created a reservoir in the East Bay hills to serve the city of Oakland. By 1900, San Francisco's water system was municipally owned, and East Bay cities began being served by the East Bay Municipal Utility District in 1923. The Marin Municipal Water District and the Contra Costa Water District are also long-established public utilities. The complexity and cost of supplying water to major population centers have led almost universally to the creation of public entities. The privately-owned San Jose Water Company is a rarity in this regard; it has the further distinction of being the oldest private water utility remaining in California.

The San Jose Water Company had its origin in a small waterworks established in 1864 by Donald McKenzie, owner of a local foundry. McKenzie's artesian well and two wooden tanks, located at First and San Antonio streets, supplied water to the city's fire cisterns. In 1865, McKenzie secured a franchise to supply the entire city with water. Prior to this, inhabitants of the area obtained water from private wells.

McKenzie and three partners--John Bonner, Peter Carter and Anthony Chabot--incorporated the San Jose Water Company on November 21, 1866, with a capitalization of \$100,000. McKenzie was made president; Chabot was a prominent and experienced figure in such enterprises, having established Oakland's first water system in the 1860s, as he would Vallejo's in the 1870s. Artesian wells soon proved inadequate to meet the demand, and the company was reincorporated on December 12, 1868, with a capitalization of \$300,000, in order to enhance its water supply. In 1869-70, water rights were purchased on Los Gatos Creek north of Los Gatos; the first of a series of dams, reservoirs, flumes and conduits were constructed in 1870-71. Expansion of the system continued steadily through the 1870s, 1880s and 1890s. By 1900, the company's assets exceeded \$1,000,000; it owned over 4,000 acres of watershed in the Santa Cruz mountains, maintained

## National Register of Historic Places Continuation Sheet

Section	number	8	Page	3

four mountain lakes impounding over 280,000,000 gallons, and operated a distribution system of seven intermediary reservoirs, conduits and mains. The supply was supplemented by nine artesian-well pumping stations in San Jose. The service area included the cities of San Jose, Los Gatos, Saratoga and Alma.

The system has expanded in tandem with the growth of the metropolitan area. Major additions include a reservoir and distribution system east of San Jose, installed in the 1920s, and the construction of Austrian Dam south of the city in 1951, creating Lake Elsman. The increase in service connections reflects the systems dramatic growth: 400 (1866); 14,000 (1920); 23,000 (1930); 132,800 (1967); 201,000 (1988). A rising water table since the 1930s, due to the extensive conservation program of the Santa Clara Valley Water District, has resulted in a shift in water supply sources. Today the San Jose Water Company supplies a 134-square-mile area of metropolitan San Jose with water from the following sources: groundwater pumped from wells (55%), water imported from the Sierra Nevada (38%), and surface water extracted from reservoirs in the Santa Cruz mountains (7%).

The site of the San Jose Water Works Building has served three primary functions over the years: since ca. 1880, as a pumping station fed by artesian wells, pumping directly into the San Jose distributing system; since 1888, as the business office of the water company; and from the 1880s to the early 1980s, as the storage and maintenance facility for the company. As such, the overall site is commonly referred to by its traditional name of "Main Station." The name given for the purposes of this nomination, however, is the "San Jose Water Works Building." This is because the primary property being nominated is the office building, not the entire site; in addition, the "San Jose Water Company" was officially known as the "San Jose Water Works" between the 1920s and the 1970s, the period in which the building was built and first named.

In 1877, a portion of the site of the San Jose Water Works Building was purchased, comprised of a narrow strip of land between the Guadalupe River and a cul-de-sac called Avy Avenue. By 1884, this parcel contained (from north to south) a repair shop, a pump house with a capacity of 960,000 gallons/day, two elevated water tanks, six artesian wells, and a pipe yard. The

## National Register of Historic Places Continuation Sheet

Section	number	8	Page	4

site was expanded to the north, south and west in 1886; a new pump house was built on the south which more than doubled the capacity of the station; Avy Avenue became a private drive serving the waterworks. In 1888, a one-story wood-frame building was built on the West Santa Clara Avenue frontage of the property to house the water company's offices. The pump house was replaced in 1895-96 with a substantial brick structure housing boilers and steam-driven Holly Pumps with a capacity of 5,000,000 gallons/day, and additional wells were bored. A new pump house with attached transformer was built in 1913, housing four electric pumps with a capacity of 6,000,000 gallons/day; the Holly pump house reverted to reserve status.

By 1915, the complex comprised (from north to south) the West Santa Clara Street office building, a small parking shed and a carpentry shop (all three attached); the electric pump house with attached transformer house; the Holly pump house, with two interior wells and an exterior cistern adjoining on the west; and ten wells on the southern and western portions of the site. By 1917, the site was expanded west to Delmas Avenue, where a reinforced-concrete shop building was constructed; it was enlarged in 1923 with a meter-room addition. Parking sheds were built along the southern and eastern perimeters of the property. The present office building was built in 1934, enlarged in 1940, on the site of the old office building. By 1943, the existing cistern west of the electric pump house was in place, and the Holly pump building was being used primarily for storage.

By 1950, the San Jose Water Works occupied the entire block bounded by West Santa Clara Street, Delmas Avenue, West San Fernando Street, and the Guadalupe River, with the exception of a row of houses along West San Fernando Street and several business structures at the northwest corner of the block, west of the office building. Between 1980 and 1985, the site underwent considerable change. All non-company buildings were demolished, as were the shop building and parking sheds; that portion of the block west of the office building was landscaped with lawn and trees, with the remainder of the block paved in asphalt for parking. The Holly pump house was demolished and replaced with the existing Data Processing Building; the electric pump house was remodeled to match, and a new breezeway and entry built linking these buildings to the front office building. This is

# National Register of Historic Places Continuation Sheet

Section	number	8	Page	5
	114111201			×

the present status of the site. For the purposes of this nomination, the nominated site includes only that portion of the block containing the San Jose Water Works Building and associated buildings and structures (assessor's parcel number 259-38-128, indicated by a dashed boundary line on the sketch map).

Construction began on the San Jose Water Works Building in March 1934. It was completed at a cost of approximately \$50,000, opening for business on December 10, 1934. During construction, the company offices were housed in temporary quarters at 315 West Santa Clara Street. The architect was Ernest N. Curtis of the firm of Binder & Curtis (discussed below). General contractor was Charles A. Thomas, a San Jose builder who was associated with Curtis on a number of important projects, including the San Jose Civic Auditorium of 1934-36. In 1940, the building was doubled in size, based on the designs of Curtis; minor alterations in 1952-53, including the enclosing of a loggia, were also designed by Curtis.

The firm of Binder & Curtis, and its partners, William Binder and Ernest N. Curtis, were dominant forces in the practice of architecture in the San Jose area from the turn of the century until the 1950s. The senior partner, William Binder (1871-1953), was born in San Francisco and came to San Jose as a youth. He began an apprenticeship as an architect in San Jose in 1890, establishing his own practice several years later. By 1910, he was one of San Jose's most prominent architects. Among his many local buildings were the Carnegie Library Building and the seven-story Garden City Bank Building (1906), one of the city's first skyscapers. His work embraced schools, theaters, hotels, apartment buildings and commercial structures; his practice extended to neighboring communities like Gilroy, Milpitas, Palo Alto and Pleasanton. He helped introduce reinforced-concrete construction to San Jose in the period after the earthquake of 1906. Binder retired from active practice by 1930.

Ernest N. Curtis (1888-1956), a native of San Jose, was the son of Frederick A. Curtis, a leading San Jose contractor of the period ca. 1890-1906. He apprenticed in the office of San Jose architect William Page for about five years before going to work for William Binder in 1910 (his father had built several buildings designed by Binder, including the Carnegie Library).

### National Register of Historic Places Continuation Sheet

Section number	8	Page	6
----------------	---	------	---

The firm of Binder & Curtis was formed by 1918 and remained in existence until Curtis' death in 1956. With Binder's retirement from active practice in the 1920s, Curtis became the firm's designer. Important local works by Binder & Curtis included several large theaters in the late teens and twenties, the tenstory Commercial Building of the 1920s, the Benson Building (1933), the San Jose Water Works Building (1934;1940), the San Jose Civic Auditorium (1934-36), the Administration and Law buildings at Santa Clara University, and the main buildings of the Santa Clara County hospital.

Many of Curtis' designs of the period ca. 1930-1950 employ the imagery of the Spanish Colonial Revival, with white planar surfaces and red-tiled roofs. The outstanding example is the Civic Auditorium. The San Jose Water Works Building combines this recurring stylistic impetus with a feeling of classical order, and is further distinguished by well-executed ornament derived from Moderne and programmatic sources.

Regional examples of the Spanish Colonial Revival and the Moderne applied to public and quasi-public buildings are legion. Vestigial classicism with Moderne detailing is exemplified in two federal buildings in San Francisco by Gilbert Stanley Underwood: the new U.S. Mint (1935-37) and the Rincon Annex Post Office The former building, in particular, is severely (1939-40). abstract in its massing and detailing. More typical are the works of a Bay Area architect like Henry H. Meyers; his series of Veterans Memorial Buildings for Alameda County municipalities, built between 1927 and 1934, are closely analagous to Curtis' San Jose Water Works Building, in which the severity of classical order is softened by Moderne ornament and Spanish Colonial Revival detailing like red-tiled roofs. Finally, Curtis' use of programmatic ornament is inspired and lively, comparing well with other examples in a regional context; his variations on water themes are realized with delightful effect.

### National Register of Historic Places Continuation Sheet

Section number 9 Page 1	
9. Major Bibliographical References	
San Jose Chamber of Commerce. <u>A Century of ServiceSan Jose's 100 Year Old Business Firms, Organizations and Institutions</u> . San Jose, Smith-McKay Printing, 1977.	Ţ
San Jose Mercury. <u>Santa Clara County and Its ResourcesA Souvenir of the San Jose Mercury</u> . San Jose, San Jose Mercury, 1896.	<del>-</del>
San Jose Mercury Herald. Newspaper.  "Fred A. Curtis, S. J. Builder, Dies," clipping, n.d. (1929).  "San Jose Water Works Receipts For '33," April 26, 1934.  "S. J. Water Works Building Offices On First Site," April 29, 1934.  "New Water Works Home Indicates Business Growth," November 9, 1934.  "Public Invited to Inspect New Water Works Building," December 9, 1934.  "Water Works In New Home; Many At Open House," December 11, 1934.  "William Binder Marks 57th Anniversary as S. J. Architect,"  March 18, 1947.	- <b>4.</b>
San Jose Mercury News. Newspaper.  "William Binder Dies; Prominent Architect," April 3, 1953.  "Lasting Monuments" (editorial), April 4, 1953.  "Ernest N. Curtis, Architect, Dies," September 17, 1956.	_
San Jose Water Works. A Wealth of Good Water. San Jose, Rosicrucian Press, n.d. (ca. 1940).	r .
San Jose Water Works. <u>Nine Men and 100 Years of Water HistoryThe Story of the San Jose Water Works</u> . San Jose, San Jose Water Works, 1967.	
Scott, Mel. The San Francisco Bay AreaA Metropolis in Perspective. Berkeley and Los Angeles, University of California Press, 1959.	
"The Work of William Binder, Architect." The Architect and Engineer, Vol. 29, No. 3 (July, 1912)	
Manuscripts and Maps	= =
Herrmann, F. C. (and Associates). 1937 Appraisal—San Jose Water Works.  (Volume 2—Physical Structures, Transmission Mains, Distribution	<u>-</u> -

Systems). 1937. On file at the Engineering Facility, San Jose Water Co., 1221 South Bascom Ave., San Jose.

Sanborn-Perris Map Co. Insurance maps of San Jose. 1884, 1891, 1915, 1943, 1950.

## National Register of Historic Places Continuation Sheet

Section	number	9	Page	2
---------	--------	---	------	---

9. Major Bibliographical References

#### Drawings

(Unless otherwise noted, drawings are on file at the Engineering Facility, San Jose Water Co., 1221 South Bascom Ave., San Jose.)

Binder and Curtis, Architects. "San Jose Water Works." Perspective rendering, watercolor, n.d. (ca. 1933-34). At the office of Norton S. Curtis & Associates, 1150 South Bascom Ave., Suite 10, San Jose.

Binder and Curtis, Architects. "Office Building for the San Jose Water Works." Blueprints, seven sheets, n.d. (ca. 1933-34).

Binder and Curtis, Architects. "Additions & Alterations to the Office Building for the San Jose Water Works." Blueprints, seven sheets, n.d. (ca. 1939-40).

Binder and Curtis, Architects. "Additions & Alterations to Office Building for San Jose Water Works." Blueprints, five sheets, dated 12-2-52.

Walter, Allen M., and Associates. Miscellaneous drawings and renderings of alternations and additions to buildings of the San Jose Water Company, 1980-1985.

#### Interviews

George H. Babbit, Architect, Norton S. Curtis & Assoicates; August 30, 1989.

Norton S. Curtis, Architect, Norton S. Curtis & Associates; September 6, 1989.

Burrell Huffman, Distribution Systems Supervisor, San Jose Water Company; September 1, 1989.

Sharon Israel, Public Relations Specialist, San Jose Water Company; September 6, 1989.

Richard Pardini, Chief Engineer, San Jose Water Company; September 6, 1989.

7. Photograph #:

# National Register of Historic Places Continuation Sheet

Section number Photographs 1	·
Note: Items #1 through #5 are the	same for all photographs.
PHOTOGRAPH 1 OF 19	
<ol> <li>Building:</li> <li>Location:</li> <li>Photographer:</li> <li>Date:</li> </ol>	San Jose Water Works Building 374 West Santa Clara Street San Jose, California Woodruff C. Minor August 1989
5. Negative at:	Department of the Army Sacramento District Corps of Engineers 650 Capitol Mall Sacramento, CA 95814-4794
6. View:	Exterior, looking southwest: West Santa Clara Street (north) elevation
7. Photograph #:	1 (negative #25)
PHOTOGRAPH 2 OF 19	· -
6. View:	Exterior, looking east: west and north elevations
7. Photograph #:	2 (negative_#28A)
PHOTOGRAPH 3 OF 19	- : = · ·
6. View:	Exterior, looking north:
7. Photograph #:	west and south elevations3 (negative #20A)
PHOTOGRAPH 4 OF 19	-
6. View:	Exterior, looking west:
7. Photograph #:	4 (negative #4A)
PHOTOGRAPH 5 OF 19	<u> </u>
6. View:	Exterior detail, north elevation: entry and flanking window bays
7. Photograph #:	5 (negative #36A)

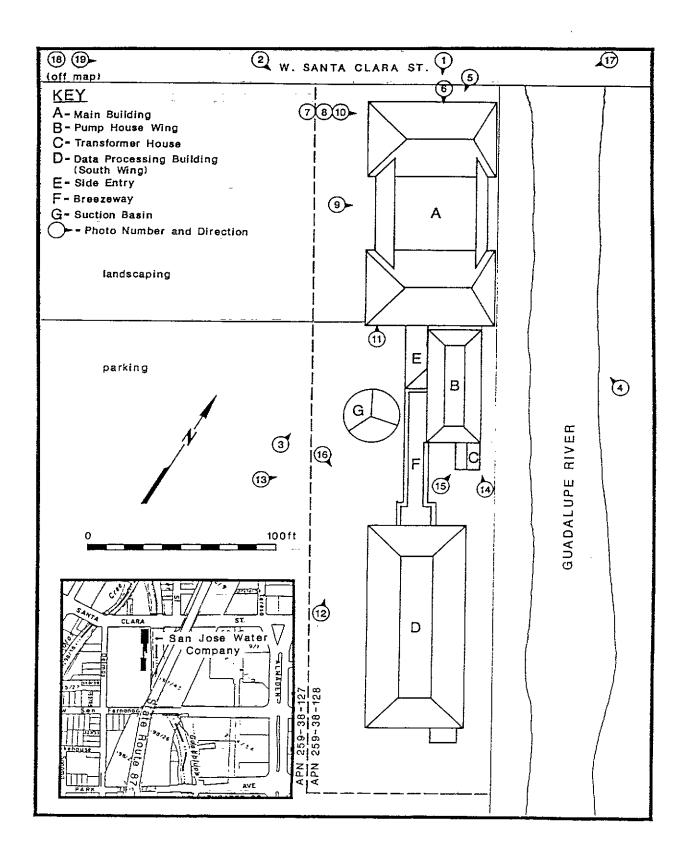
### National Register of Historic Places Continuation Sheet

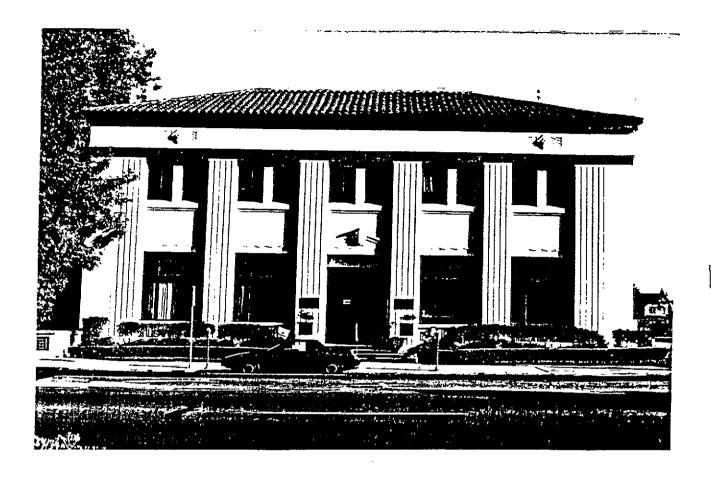
Photographs Page	2
PHOTOGRAPH 6 OF 19	
6. View:	Exterior detail, north elevation:
7. Photograph #:	sculptural ornament over entry 6 (negative #23A)
PHOTOGRAPH 7 OF 19	
6. View:	Exterior detail, west elevation:
7. Photograph #:	north window, first story 7 (negative #35A)
PHOTOGRAPH 8 OF 19	,
6. View:	Exterior detail, west elevation:
7. Photograph #:	ornamental panel, north window, first sto 8 (negative #24A)
PHOTOGRAPH 9 OF 19	
6. View:	Exterior detail, west elevation
7. Photograph #:	ornament and windows, central bay 9 (negative #21A)
PHOTOGRAPH 10 OF 19	
6. View:	Exterior detail, west elevation: frieze ornament and windows
7. Photograph #:	10 (negative #34A)
PHOTOGRAPH 11 OF 19	· · · · · ·
6. View	Exterior detail, south elevation:
7. Photograph #:	second-story windows 11 (negative #14A)
PHOTOGRAPH 12 OF 19	
6. View:	Exterior, looking north:
7. Photograph #:	building group (with rear wings) 12 (negative #17A)

## National Register of Historic Places Continuation Sheet

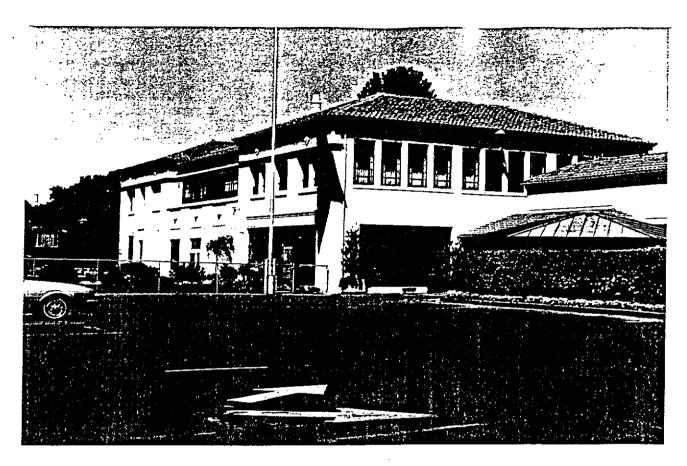
Photographs Section number Page	3
Section number Page	<del></del>

PHOTOGRAPH 13 OF 19 6. View: Exterior, looking north: pump-house/transformer-house wing; suction basin in foreground 7. Photograph #: 13 (negative #I1A) PHOTOGRAPH 14 OF 19 6. View: Exterior, looking northwest: south and east elevations, transformer house; south elevation, pump house 7. Photograph #: 14 (negative #7A) PHOTOGRAPH 15 OF 19 Exterior, looking north: 6. View: south and west elevations, transformer house 15 (negative #13A) 7. Photograph #: PHOTOGRAPH 16 OF 19 Exterior, looking east: 6. View: north and west elevations, south wing (Data Processing Building) 7. Photograph #: 16 (negative #15A) PHOTOGRAPH 17 OF 19 Looking south from West Santa Clara Street: 6. View: setting, relation of building to bridge 7. Photograph #: 17 (negative #33A) PHOTOGRAPH 18 OF 19 6. View: Looking east from West Santa Clara Street: setting, relation of building to landscaping 18 (negative #29A) 7. Photograph #: PHOTOGRAPH 19 OF 19 Looking east from West Santa Clara Street: 6. View: setting, relation of building to downtown 19 (negative #31A) 7. Photograph #:

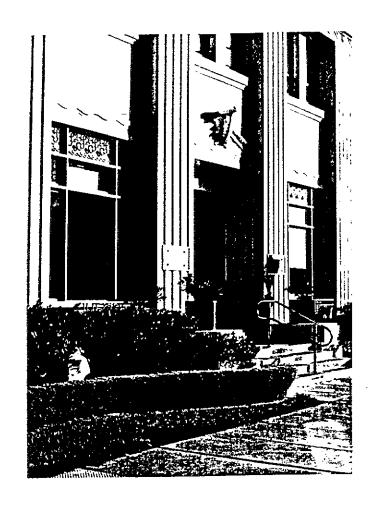






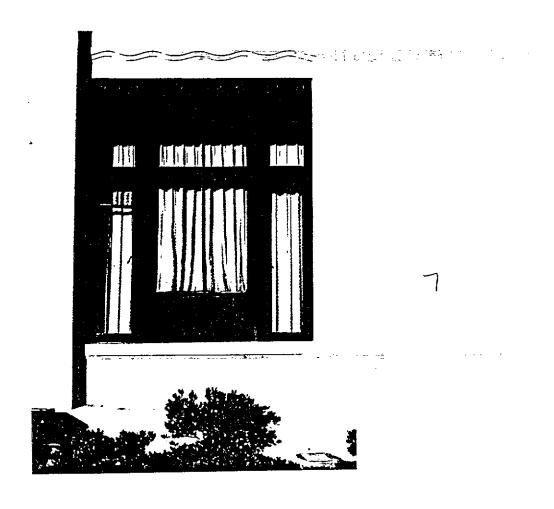


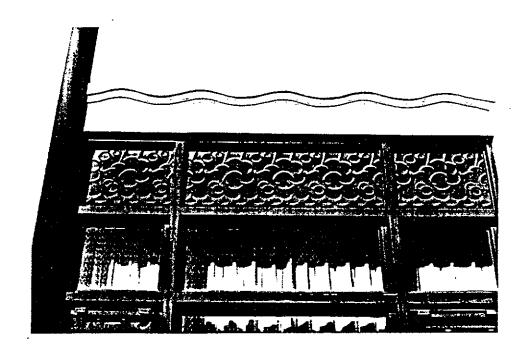


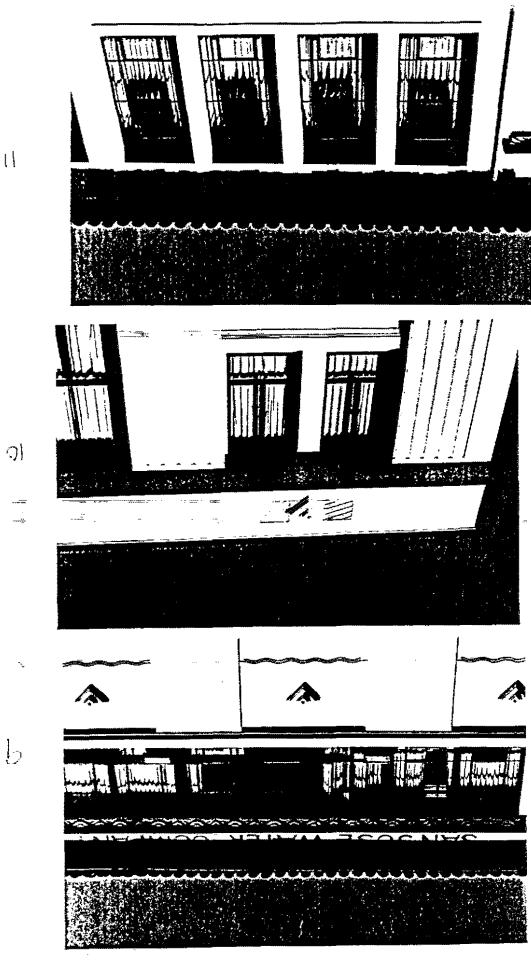




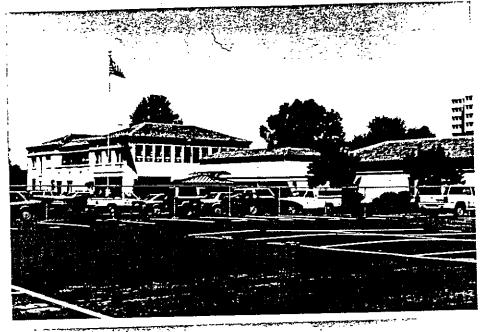
جر)







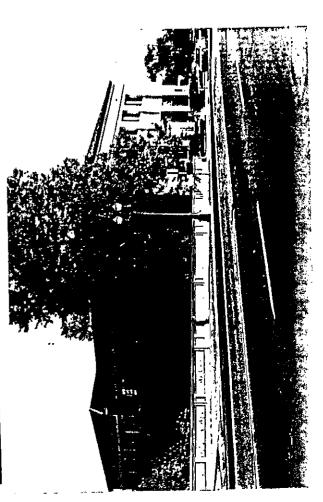
[ ]



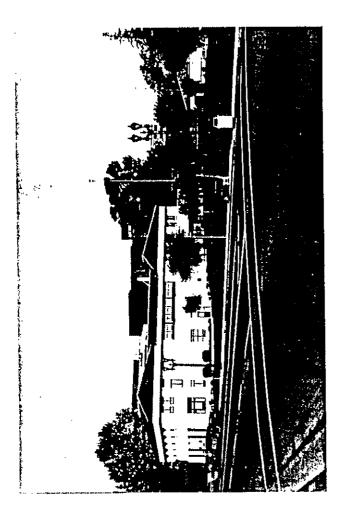


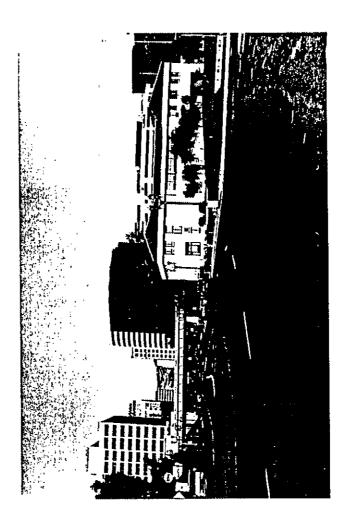












#### INDEX TO NEGATIVES AND PROOF SHEETS

San Jose Water Works Building Building: 374 West Santa Clara Street Location:

San Jose, California Woodruff C. Minor

Photographer:

August 1989 Date:

Frame	View
0A	Exterior, looking south from W. Santa Clara St. Bridge: east elevation, main building
1A	Exterior, looking southwest from Guadalupe River: east elevation, main building
2A	Exterior, looking west from Guadalupe River: — east and south elevations, main building
ЗА	Exterior, looking west from Guadalupe River: east and south elevations, pump house/transformer wing
4A	Exterior, looking west from Guadalupe River: east and south elevations, main building
5 <b>A</b>	Setting, looking south from W Santa Clara Street, at Route 87 Freeway overpass: showing ornamental streetlights
6A	Exterior, looking north from southeast corner of site: east elevation of south wing (Data Processing Building)
7 <b>A</b>	Exterior, looking northwest: south and east elevations of transformer house, south elevation of pump house
<b>A8</b>	Exterior, looking northeast from parking lot: showing relation of main building to pump house/entry
9A	Exterior, looking north from parking lot:  west and south elevations of building group
10A	Exterior, looking north from parking lot: west and south elevations, main building; suction basin
11A	Exterior, looking north from parking lot: west and south elevations, pump house/transformer wing;breezeway; suction basin in foreground
12A	Exterior, looking north from parking lot: west and south elevations, main building; suction basin

Frame	View
13A	Exterior, looking north: south and west elevations, transformer house
14A	Exterior detail, south elevation, main building: second-story windows
15A	Exterior, looking east from parking lot: north and west elevations, south wing (Data Processing Building); breezeway in foreground
16A	Looking northwest from parking lot: building group
17A	Looking north from parking lot: building group
18A	Looking northeast from Delmas Street: building group
19A	Exterior, looking north from parking lot: west and south elevations, main building
20A	Exterior, looking north from parking lot: west and south elevations, main building
21A	Exterior detail, west elevation, main building: ornament and windows, central bay
22A	Exterior detail, front (north) facade, main building: entry
23A	Exterior detail, front (north) facade, main building: sculptural ornament over entry
24A	Exterior detail, west elevation, main building: ornamental panel, north window, first story
25A	Exterior, looking southwest from W Santa Clara Street: front (north) facade, main building
26A	Exterior, looking southwest from W Santa Clara Street: front (north) facade, main building
27A	Exterior, looking east from W Santa Clara Street: west and north elevations, main building
28A	Exterior, looking east from W Santa Clara Street: west and north elevations, main building
29A	Setting, looking east from W Santa Clara Street: showing landscaping

Frame	View
30A	Setting, looking east from W Santa Clara Street: showing axial vista to building
31A	Setting, looking east from W Santa Clara Street: showing relation of building to downtown
32A	Exterior detail, front (north) facade, main building: frieze ornament and windows
33A	Setting, looking south from W Santa Clara Street: showing relation of building to bridge
34A	Exterior detail, west elevation, main building: frieze ornament and windows
35A	Exterior detail, west elevation, main building: north window, first story
36A	Exterior detail, front (north) facade, main building: entry and flanking window bays

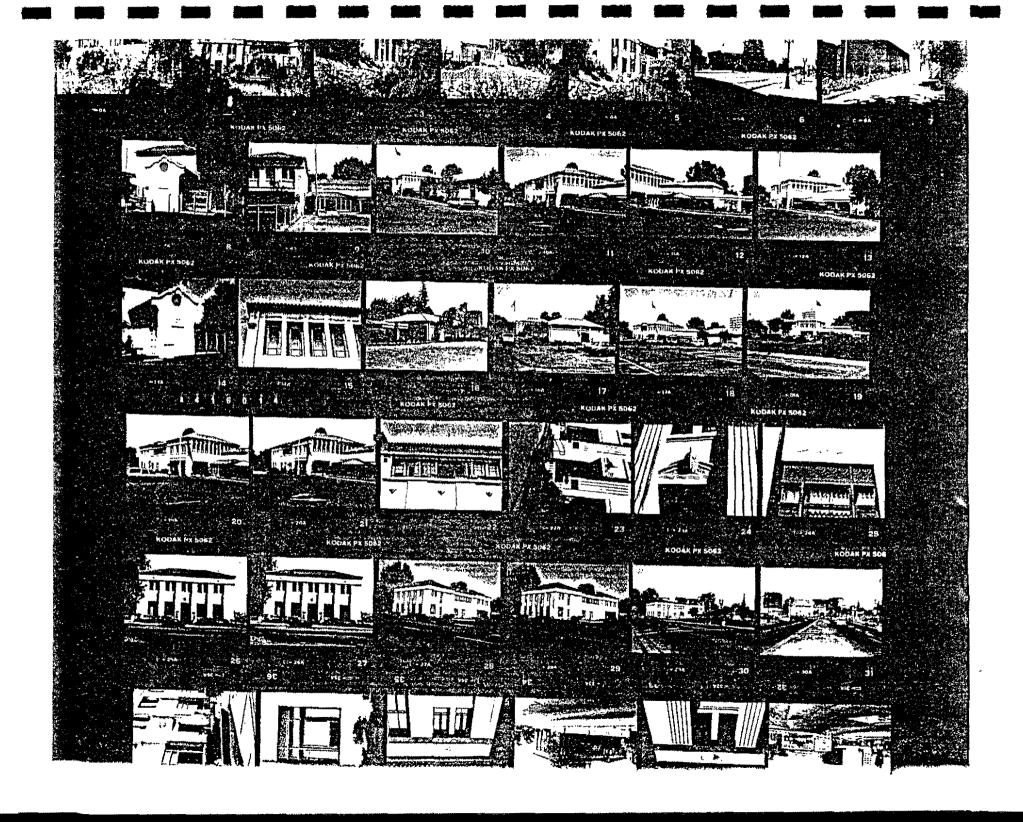




Photo 1: Main Office - View from NW



Photo 2: Main Office - View from NE

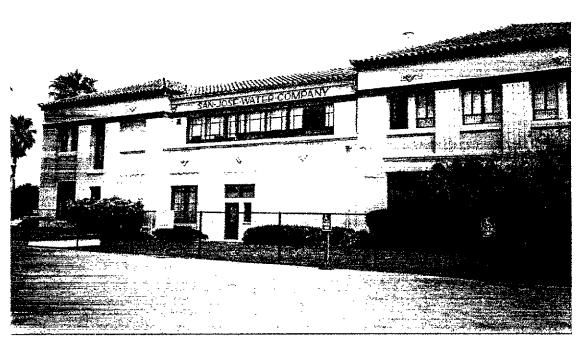


Photo 3: Main Office - View from SW



Photo 4: Power House and Related Buildings - View from NE

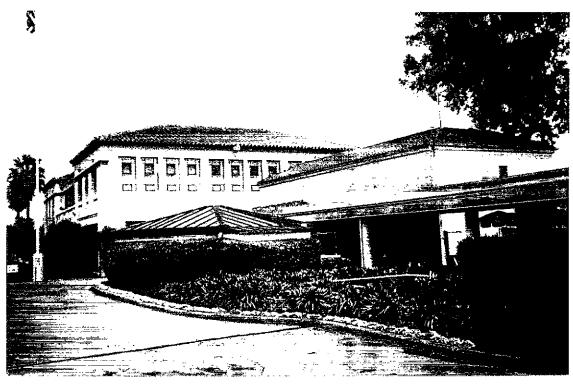


Photo 5: Main Office and Power House - View from SW

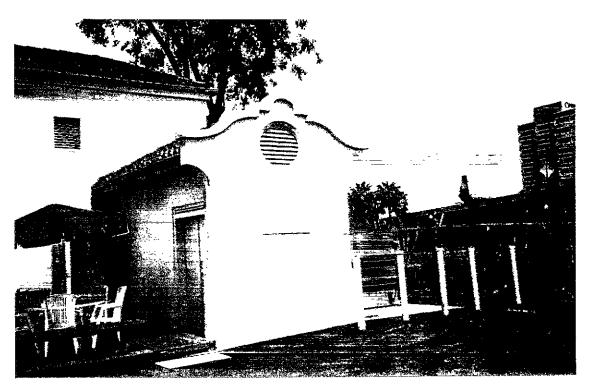


Photo 6: Transformer House - View from SW

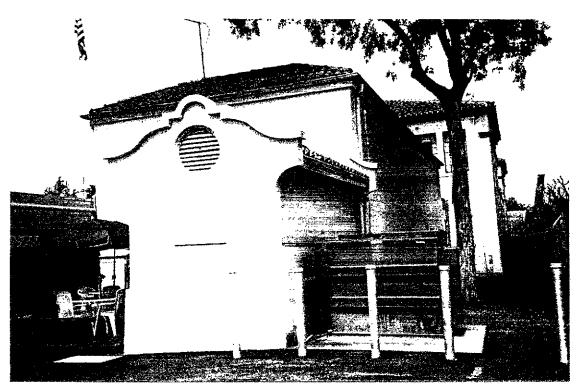


Photo 7: Transformer House - View from SE

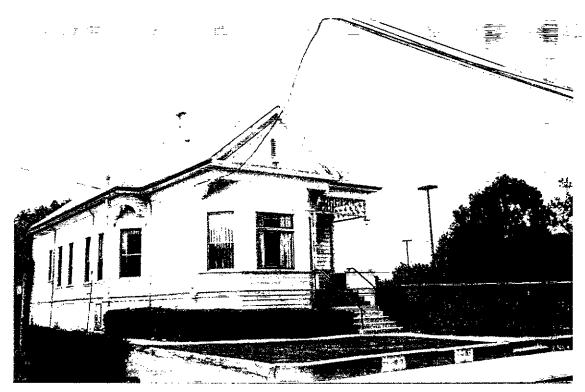


Photo 8: 45 Delmas Avenue - View from SE



Photo 9: 45 Delmas Avenue - View from NE